



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: April 28, 2020

DATE: April 4, 2020

TO: Board of County Commissioners

FROM: Dan Cahalane, Planner, Community Services
775-328-3628, dcahalane@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Dept., 328-3619,
mhauenstein@washoecounty.us

SUBJECT: Public Hearing: To approve and authorize the chair to sign a resolution initiating an amendment to the Truckee Meadows Regional Plan—Map 3, Regional Utility Corridors & Sites—in order to establish a new connection line from the generation point at APN 074-040-61 to the NV Energy line at APN 074-040-060 for Fish Springs Ranch, LLC. The line will connect the new 300-megawatt Fish Springs Solar energy generation facility/farm to the NV Energy power grid. The solar energy farm will operate on 2,191 noncontiguous acres in the vicinity of southeastern Honey Lake Valley approximately 45 miles north of Reno, at APNs 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74, which has already been approved as a special use permit WSUP20-0001 by the County Planning Commission and is awaiting review and approval/conformance by the regional planning authorities as a project of regional significance. If approved, this separate but related resolution initiating an amendment to the regional utility corridor map for the solar farm's connection line will also be subject to approval by the regional planning authorities. (Commission District 5.)

SUMMARY

The applicant, Fish Springs Solar, LLC, is requesting to establish a 300MW renewable energy production use type on 2,191 non-contiguous acres. This triggers the 5MW production threshold for a project of regional significance. Therefore, this project requires establishing a new generation point and a connection line from APN 074-040-61 to the NV Energy line at APN 074-040-60 on the Regional Utility Corridors & Sites map (map 3) of the currently adopted Truckee Meadows Regional Plan. The application was approved unanimously by the Planning Commission on March 3, 2020.

Washoe County Strategic Objective supported by this item: Proactive Economic Development and Diversification

AGENDA ITEM # _____

PREVIOUS ACTION

On March 3, 2020, the application was heard by the Washoe County Planning Commission. The Planning Commission approved the application with a unanimous approval of 5-0.

On February 13, 2020, the application was heard by the Gerlach/Empire Citizen Advisory Board who did not vote on the item. However, they noted their general approval.

BACKGROUND

The applicant is requesting to establish a 300 MW solar renewable energy use type on 2,191 noncontiguous acres across 17 parcels south of Flannigan. This project will also include 300 MW of battery storage. The proposed project will be split into two phases.

Phase 1 is estimated to take approximately 10 months and provide 100 MW of renewable solar energy through solar arrays and accompanying battery storage.

Phase 2 is estimated to take approximately 12 months and provide an additional 200 MW of renewable solar power through solar arrays and accompanying battery storage.

This project meets the criteria for a project of regional significance as it will generate more than 5 MW of electricity and proposes creating a substation within the facility per the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2. The proposed facility will connect to the existing 345kV Fort Sage Substation via one of three open 345kV bays or open 24.9kV bay. The applicant is proposing to construct a 34.5kV substation on site to modulate power depending on the final attachment bay.

The proposed facility is replacing the approved Special Use Permit SW09-002. The previously approved project proposed a 100 MW solar renewable energy on 2,588 acres. This project was never built, and the approval for special use permit expired in January of 2020. The proposed facility will require less acreage due to advances in photo-voltaic technology.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board review the record and information received during the public hearing and affirm the Planning Commission's unanimous approval of case number WSUP20-0001 Fish Springs Solar.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt the resolution to initiate an amendment to the regional plan Map 3 – Regional Utility Corridors & Sites and a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety”

Attachments:

- A. Resolution
- B. Planning Commission signed Action Order dated 3/5/2020
- C. Minutes of the 3/3/20 Planning Commission meeting
- D. Conditions of Approval
- E. Planning Commission staff report dated 3/3/2020.

cc: Applicant: Fish Springs Ranch, LLC, 3480 GS Richards Blvd.
Suite 101, Carson City, NV 89703

Representative: Dudek, 605 Third Street, Encinitas, CA 92024



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

**SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL PLAN TO UPDATE THE EXISTING UTILITY CORRIDORS MAP TO INCLUDE: (1) A 300 MW SOLAR ENERGY CENTER (CONTAINING A ±2,191 NON-CONTIGUOUS ACRE SOLAR FIELD, SWITCHYARD, 300 MW ENERGY STORAGE SYSTEM, AND NEW SUBSTATION ON APNS 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74) SOUTH OF FLANNIGAN; AND (2) A SHORT 34.5 KV OVERHEAD TRANSMISSION LINE CONNECTION FROM THE PROJECT SWITCHYARD TO AN EXISTING 345 KV TRANSMISSION LINE FOR FISH SPRINGS RANCH, LLC.
(WSUP20-0001 FISH SPRINGS SOLAR)**

WHEREAS, Truckee Meadows Regional Plan (TMRP) Policy 3.8.1 requires that all regional utility corridors and sites be identified on the Existing Utility Corridors (South) map;

WHEREAS, Fish Springs Ranch, LLC has applied for a Washoe County special use permit in related and pending proceedings under WSUP20-0001 to construct a 300 MW solar energy center (containing a ±2,191 non-contiguous acre solar field, switchyard, 300 MW energy storage system, and new substation) south of Flannigan and a short 34.5 kV overhead transmission line connection from the project switchyard to an existing 345 kV transmission line as part of a project of regional significance known as the Fish Springs Solar facility;

WHEREAS, construction of the Fish Springs Solar facility will require an amendment to the TMRP Existing Utility Corridors map in order to identify to the project site, including its substation and associated overhead transmission line;

WHEREAS, a special use permit for the Fish Springs Solar 300 MW solar energy center (including proposed substation and transmission line) was heard and conditionally approved by the Washoe County Planning Commission at their March 3, 2020 meeting and is pending review by the Regional Planning Commission as a Project of Regional Significance; and

WHEREAS, the Washoe County Commission has considered at its meeting on April 28, 2020 the request that it sponsor an amendment to the Regional Plan pursuant to NRS 278.0272(7) in connection with the overall completion of the Fish Springs Solar project and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of renewable energy resources.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby sponsor the amendment of the Existing Utility Corridors (South) map, a part of the 2019 Truckee Meadows Regional Plan, for the addition of a new 300 MW solar energy center, including a new substation and overhead transmission line to support the development of the Fish Springs Solar project as provided in WSUP20-0001, and the map and documents attached hereto.

WSUP20-0001 Fish Spring Solar
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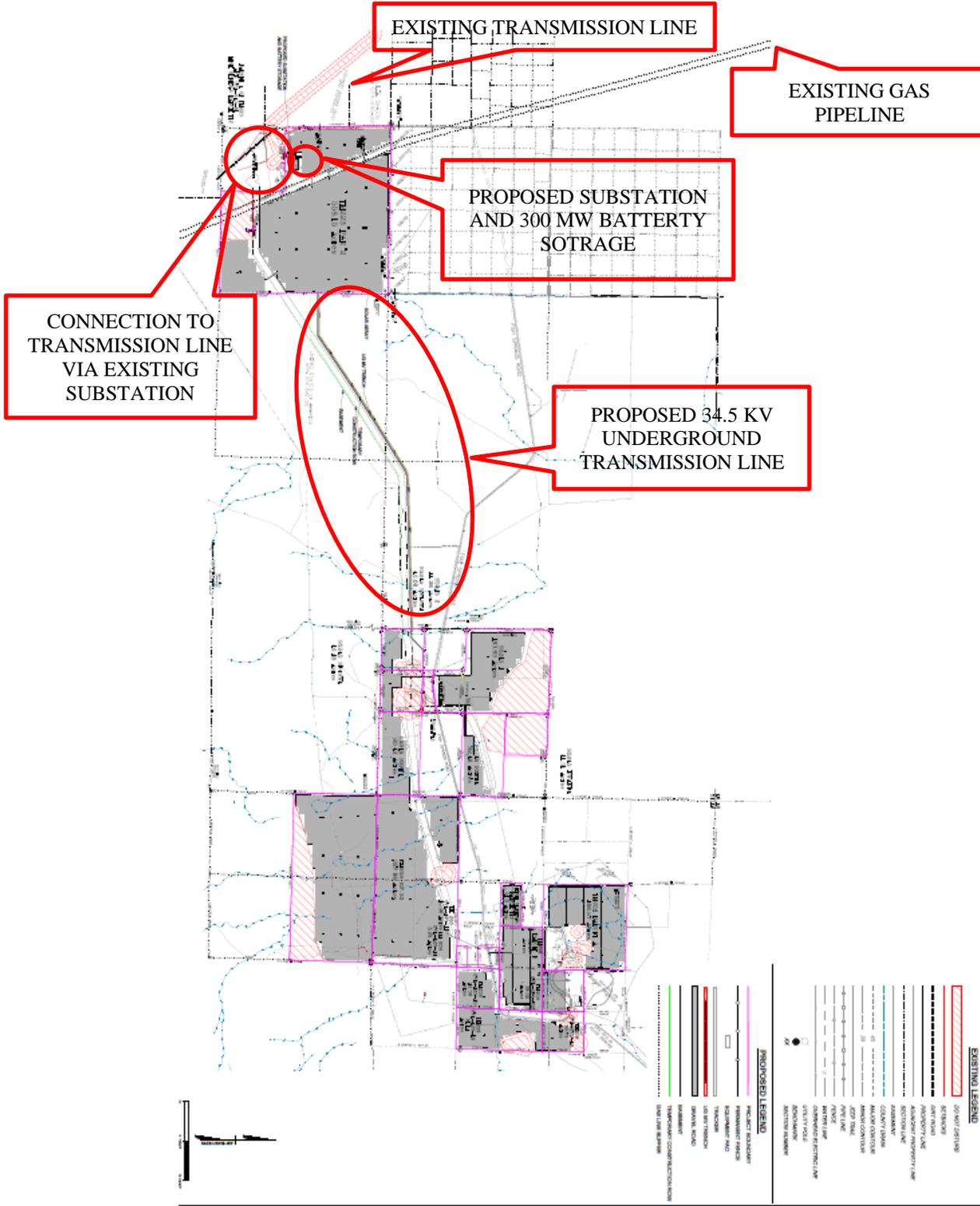
WASHOE COUNTY COMMISSION

Bob Lucey, Chair

ATTEST:

Nancy Parent, County Clerk

**EXHIBIT A
DETAIL FOR PROPOSED AMENDMENT TO
EXISTING UTILITY CORRIDORS (SOUTH) MAP**





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

1001 EAST 9TH STREET
RENO, NEVADA 89512-2845
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order

Special Use Permit Case Number WSUP20-0001

Decision: **Approval with Conditions**

Decision Date: March 3, 2020

Mailing/Filing Date: March 5, 2020

Property Owner: Fish Springs Ranch, LLC
Attn: Jimmy Lee
3480 GS Richards Blvd. Suite 101
Carson City, NV 89703

Assigned Planner: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3628
E-Mail: dcahalane@washoecounty.us

Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar) – For possible action, hearing, and discussion to approve:

- (1) A special use permit for:
 - (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres and
 - (b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and
- (2) A variance for a reduction of minimum landscaping standards and parking requirements.

This is a project of regional significance which will also require approval by the regional planning authorities in addition to the county.

- Applicant/Property Owner: Fish Springs Ranch, LLC
- Location: 45 miles north of Reno in southeastern Honey Lake Valley
- Assessor's Parcel Numbers: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74
- Parcel Size: 2191 acres total
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 302, 438, 810, 812
- Commission District: 5 – Commissioner Herman



To: Fish Springs Ranch, LLC
Subject: WSUP20-0001
Date: March 5, 2020
Page: 2

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 302, *Allowed Uses*, Article 438, *Grading Standards*, Article 810, *Special Use Permits*, and Article 812, *Projects of Regional Significance*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a renewable energy production use and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

To: Fish Springs Ranch, LLC
Subject: WSUP20-0001
Date: March 5, 2020
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Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/DC/ks

xc:

Applicant/Owner: Fish Springs Ranch, LLC, Attn: Jimmy Lee, 3480 GS Richards Blvd. Ste. 101, Carson City, NV 89703

Representative: Dudek, Attn: David Hochart, 605 Third Street, Encinitas, CA 92024

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Charles Moore, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Gerlach/Empire Citizen Advisory Board, Chair; Washoe County Health District; Mike Wolf, Air Quality; Sophia Kirschenman, Parks; Mark Freese, NDOW; Jim Shaffer, Washoe-Storey Conservation District; James English, Washoe County Health District; Don Coon, TMFPD



Conditions of Approval

Special Use Permit Case Number WSUP20-0001

The project approved under Special Use Permit Case Number WSUP20-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **Operational Conditions** shall be required for the life of the (project/business/development):
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- f. All containers located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage or rust.
- g. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- h. Any parking and loading areas shall be paved and lit in accordance with WCC 110.410.
- i. Applicant shall provide a grading plan in conformance with WCC 110.438.36 prior to the issuance of any building permit. All grading included in the plans shall conform to the grading standards included in WCC 110.438.45-70. Failure to comply with these requirements shall result in the revocation of the Major Grading permit and require a new Special Use Permit for Major Grading.
- j. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in the area or provide proof that there is no increased runoff from the proposed project.

Applicant shall maintain all improved drainage areas throughout the life of the proposed project.

- k. The applicant shall obtain and maintain a business license with Washoe County throughout the life of the project.
- l. Bonds for revegetation (see item 'd' below) shall not be released until 80% of reestablishment of vegetation has occurred.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., 775-328-3600

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect or appropriate design professional.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Leo Vesely, P.E., 775-328-3600

- i. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include

all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- j. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitchell Fink, 775-328-2050

- k. Applicant shall provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Parks

3. The following conditions are requirements of the Parks Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman

- a. Prior to issuance of grading and/or building permits, the applicant shall consult with USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading/building permits.
- b. The application states that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. The application states that site decommissioning would occur at the end of the solar installation’s life in accordance with a decommissioning plan. If there are no re-development plans underway at the time of decommissioning, the decommissioning plan shall include revegetation measures. Specifically, the disturbed area shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe-Storey Conservation District and the Washoe County Parks Program.
- d. The application states that a revegetation plan is being prepared for review. This plan shall be prepared in consultation with the Washoe-Storey Conservation District and the Washoe County Parks Program prior to the issuance of building/grading permits. All undeveloped disturbed areas of the site, including staging areas, shall be revegetated utilizing a native seed mix.

Washoe County Water Resources

4. The following conditions are requirements of the Water Resources Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, 775-954-4647, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item ‘a’ shall be transferred to an appropriate ground water well on one of the parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.

- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Coon, 775-326-6077, Dcoon@TMFPD.US

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
- b. Access for emergency operations shall comply with the International Fire Code and the adopted amendments and standards to the entire facility. All roads to the site shall have an all-weather access surface.
- c. An Operational Permit will be required for the Battery storage facility as required by the International Fire Code section 105.6.20.
- d. Because of the remote location and electrocution hazard presented by a utility scale, photovoltaic power generation field, Truckee Meadows Fire Protection District will require a fire protection plan for the site and power storage facility. This plan is to include access to the water system in the Fish Springs Ranch area.
- e. Prior to the commencement of grading the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provision of the plan and a copy of the approved plan shall be kept on site for the duration of the project.

Washoe County Health District

6. The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English, jenglish@washoecounty.us

- a. Condition #1: WCHD has no comments or conditions for this application as proposed based on a review stating no landscaping is required, no buildings are proposed and no water or wastewater are used or produced respectively.
- b. Condition #2: WCHD reserves the right to comment further on the proposed project if water use or wastewater will be produced as part of the project.
- c. Condition #3: Based on the submitted application and the scope of the project the WCHD is waiving the requirement for the applicant to complete a Public Health Impact Review.

Washoe-Storey Conservation District

7. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Shaffer, shafferjam51@gmail.com

- a. The applicant shall provide a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.
- b. The applicant must demonstrate a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

Nevada Department of Wildlife

8. The following conditions are the recommendations and requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Freese, markfreese@ndow.org

- a. We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek (e.g. solar block unit 1) from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise. We recommend further noise analysis occur to determine potential impacts to sage-grouse during the nesting season (April 1 – June 30).
- b. We recommend participating in the Nevada State Conservation Credit System process.
- c. We recommend burying the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. If the transmission line cannot be buried, we recommend discouraging raven nest building or perching on poles and infrastructure utilizing the state of the art technologies. Furthermore, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- d. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- e. Water and shore birds and bats utilize the Honey Lake and Flanigan Playa Lakes seasonally. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts in the event that regular mortalities or large mortality events occur.
- f. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- g. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If

surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- h. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- i. Nevada is an arid state making water a valuable commodity and resource for wildlife. As such, we recommend that project proponents carefully plan where water will come from for project construction and operation. That is, please ensure that water remains available for wildlife in existing locations.
- j. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- k. Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- l. We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is restored and improved to provide habitat for wildlife.

Washoe County Health District – Air Quality Division

9. The following conditions are requirements of the Washoe County Air Quality Management Department (AQMD), which shall be responsible for determining compliance with these conditions.

Contact Name – Michael Wolf, 775-784-7206, mwolf@washoecounty.us

- a. The applicant must apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the “District Board of Health Regulations Governing Air Quality Management.” Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule. The Dust Control Permit will be valid for a period of 18 months and dust control plans must be valid during the “construction” of the project.
- b. Before the expiration of the dust control permits for the project a written dust control plan must be submitted to Washoe County Air Quality management describing how dust from the project will be controlled to comply with District regulations in perpetuity.

*** End of Conditions ***



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, March 3, 2020
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, March 3, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. *Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek

Commissioners absent: Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Chvilicek led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

Alexandra Profant stated she is a candidate for the District 1 Planning Commission Seat. She said there will be a neighborhood watch program on March 6 at the Incline Village Library hosted by Teresa Aquila to address items in terms of Short-Term Rental issues and how to better utilize resources. She requested clarification regarding IVCB CAB authority to approve or recommend an item. She added she attended the CAB meeting last night, and their authority was uncertain. She showed the District 1 area map.

With no further requests for public comment, Chair Chesney closed the Public Comment period.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chvilicek moved to approve the agenda for the March 3, 2020 meeting as written. Vice Chair Donshick seconded the motion, which passed unanimously with a vote of five for, none against.

7. Approval of February 4, 2020 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the February 4, 2020, Planning Commission meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of five for, none against.

8. Planning Items

A. Possible action to approve a resolution of Appreciation of Service for Philip Horan and to authorize the Chair to sign the resolution on behalf of the Planning Commission.

Mr. Lloyd read a resolution. The individual Planning Commission members expressed their appreciation and gratitude towards Phil Horan.

Phil Horan thanked the Commission and expressed how he has enjoyed serving over the years and working with Staff and Commission Members.

DDA Edwards stated it's been a pleasure to work with Phil Horan.

Mr. Lloyd said he will miss Phil: his commitment to the County is second to none.

There were no requests for public comment.

MOTION: Commissioner Bruce moved to approve the resolution. Vice Chair Donshick seconded the motion, which passed unanimously with a vote five for, none against.

9. Public Hearings

A. Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Reversion) – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Master Plan for the purpose of assigning Washoe County master plan land use designation on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence and returned to Washoe County's jurisdiction. The subject properties will be assigned the most closely related master plan land use designation in comparison with their previous city of Sparks master plan designation.

AND

Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion) – For possible action, hearing, and discussion to approve a resolution initiating and adopting an amendment to the Washoe County Regulatory Zone Map for the purpose of assigning Washoe County regulatory zones on 1,180 parcels that have been removed from the City of Sparks' Sphere of Influence (SOI) and returned to Washoe County's jurisdiction. The subject properties will be assigned the most appropriate regulatory zone based on its previous Washoe County regulatory zone (if applicable) or based on its current land use and lot size.

The areas affected are generally described as follows:

- All parcels accessed via Ponderosa Drive,
 - Generally, the parcels bound by Sullivan Ln to the east, Wedekind Rd to the south, Charolaise Cir to the west, and Isle of Skye Dr. to the north.
 - Generally, parcels accessed by Anthony Pl, Weems Way, and via Moorpark Court from the north.
 - Generally, parcels bound by Wildcreek Golf Course to the west; Federal land to the north; Orr Ditch, Skyridge Ln. North Mccarran Blvd, and Wedekind Rd. to the south and east.
 - All parcels within the Sunset View Rancho Estates 2 subdivision at the terminus of East Prater Way.
 - Generally, the parcels bound by Sparks Blvd. to the west, Shadow Ln. to the south, Country Cir. to the east and Satellite Dr. to the north
 - Generally, parcels to the west of pyramid highway between Los Altos Pkwy. and Golden View Dr. that are not Federal lands.
 - Generally, the parcels east of pyramid highway bound by Los Altos Pkwy to the south, Ebbet's Pass Dr. and Orr Ditch to the east, and Kiley Pkwy to the north.
 - Lazy five park and Jesse Hall Elementary School
 - Generally, the areas accessed via Dolores Dr. that are not already within Washoe County
 - Generally, the parcels accessed via Baldwin Way
 - Generally, parcels abutting the 2680 ft of Eaglenest Rd when accessed via La Posada Dr to the North.
-
- Applicant: Washoe County
 - Property Owner: See Exhibit A - Noticing
 - Location: Former Sparks Sphere of Influence
 - Assessor's Parcel Numbers: See Exhibit A - Noticing
 - Parcel Size: Varies
 - Existing Master Plan Categories: Commercial (C), Community Facilities (CF), Intermediate Density Rural (IDR), Low Density Residential (LDR), (Large Lot Residential (LLR), Multi-Family Residential (MF14)
 - Proposed Master Plan Categories: Open Space (OS), Rural Residential (OS), Suburban Residential (SR), Urban Residential (UR), Commercial (C)
 - Existing Regulatory Zones: Third Rural Conservation Agricultural District (A7), First Rural Conservation District (A5), Second Agricultural District (A2), First Agricultural District (A1), Second Estates District (E2), First Estates District (E1), General Commercial Non Residential District (C2), General Rural (GR), Medium Density Suburban (MDS), High Density Suburban (HDS), Low Density Urban (LDU)

- Proposed Regulatory Zones: LDS/2), Medium Density Suburban/4, (MDS/4), High Density Suburban (HDS), Low Density Urban (LDU), General Commercial (GC), Public and Semi-Public Facilities (PSP), Parks and Recreation (PR)
- Area Plans: Spanish Springs, Sun Valley
- Citizen Advisory Board: Neighborhood Meeting
- Development Code: Authorized in Article 820, 821
- Commission District: 3 – Commissioner Jung; 4 – Commissioner Hartung; 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner; Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628 (Dan); 775.328.3612 (Chris)
- E-Mail: dcahalane@washoecounty.us;
cbronczyk@washoecounty.us

Chair Chesney opened the public hearing and called for any member disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

Public Comment:

J. Edward Parker he said he lives on Pah Ra Drive. He said he has lived in trepidation for many years as Sparks had tried to annex his community. He said they were designated in their SOI. He requested the Commission to pass this and move on.

Katie Knepper said she lives on Ponderosa Drive. She read from a prepared statement. She wanted to speak about 1995 Ponderosa Drive zoning which was inappropriately rezoned. She said a new structure was approved by Sparks that was in conflict with code. Sparks denied there was an issue. Safe Embrace was the owner of the group home that was in violation with the code. A group care facility is not allowed in a residential area. It's a private dead-end drive. She said she attended subsequent meetings where the city admitted their mistakes but was not willing to fix it.

Alfred Knepper stated Safe Embrace is the owner of the property; the owner is the vice president on the City Council who should have known this wasn't allowed. They should have known they couldn't lawfully proceed against code. No administrator had authority to make changes to code or use. It was not a mistake, but a disregard to the law. Due to SOI, only Washoe County could take action. He said they filed a complaint and followed up for an update. Safe Embrace had been in place for a long time and shouldn't be penalized. Safe Embrace is not being penalized. To remain as-is would award bad behavior. It should be rewound and should be a single-family use as the other homes on the Drive. He said he has documentation, including admission of the errors. He said he is in contact with Dave Solaro.

Susan Fisher said she owns on Isle of Sky. She supports staff recommendation of this SOI.

Jed S., President of Safe Embrace on Ponderosa Ave., said this has been an ongoing contentious issue. He said we have done our best over the 18 years we have served this community. He said we do transitional housing for domestic violence. He said there were 100 emails with approval with City of Sparks. Unfortunately, the neighbors haven't been properly informed. The builder

went out to bid and had nothing to do with City of Sparks. He said they just renewed the business license with City of Sparks. He supports reverting it back and zoning changes.

Chris Crabtree said he is in support of this motion. He spoke about a County island. He wants to note a specific parcel split in half on Satellite Drive and Sparks Blvd. It's zoned as an unbuildable splinter. The other side of the hill is permitted use development. It should remain open space. It's only remaining open air. There is wildlife and ecology there. City of Sparks built over land that he owns. Sparks Blvd. intersects with his property, and he is in communication with them and wasn't sure if it will become under Washoe County purview. He said he wanted to bring it to their attention.

Brian Bunin said this is the first notice he received. He doesn't know if he is affected or not. He asked if he should have been notified. He asked if he is impacted.

Commissioner Chvilicek said three members of the Washoe County Planning Commission also serve on Regional Planning Commission. It went through the Regional Planning update. She said we have dealt with this for a long time and are well informed of the process and have no questions.

Chair Chesney had questions in regard to particular parcels and how staff will address them. He said it's a good idea; however, it's a big roller and smaller acorns will get crushed. Mr. Lloyd said it's long overdue. In many regards, property owners have been passed back and forth between Washoe County and Sparks for the last 15 years. It's under the planning jurisdiction of City of Sparks. It will clear up jurisdictions. Identical use will be established.

Dan Cahalane stated we are trying to maintain what has been in existence. There are some properties able to subdivide. If you have specific questions regarding public comment, then he can address them. Commissioner Bruce asked about the group home situation. Mr. Cahalane spoke to the issues. They were Washoe County but had to go through Sparks for planning. We had a valid City of Sparks land use that we had to enforce.

DDA Edwards stated if City of Sparks had jurisdiction and the owner had a land use approval granted and use established, then the County won't be able to come back after the fact and cancel that use. He said he doesn't have enough information about Safe Embrace. He advised the Commission that they have no authority to give direction about taking away use on any property tonight. He said he understands the comment, but this agenda item won't address that issue tonight.

Mr. Cahalane clarified the gentleman's concern during public comment regarding noticing and any impact to his property.

Master Plan Amendment Case Number WMPA19-0008 (Sparks SOI Reversion)

MOTION: Vice Chair Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the master plan amendment and adopt the resolution contained at Exhibit H of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0008 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). She further moved to certify the resolution and the proposed Master Plan Amendments in WMPA19-0008 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

AND

Regulatory Zone Amendment Case Number WRZA19-0008 (Sparks SOI Reversion):

MOTION: Vice Chair Donshick moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the regulatory zone amendment and adopt the resolution included as Exhibit I, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0008 having made all of the following findings in accordance with Washoe County Code Section 110.821.15. She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0008 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth

with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Mr. Lloyd stated this item requires a super majority in order to pass.

The motion was seconded by Commissioner Chvilicek and passed unanimously, with a vote of five in favor, none against.

B. Regulatory Zone Amendment Case Number WRZA19-0010 (Highland Village) – For possible action, hearing, and discussion to approve a regulatory zone amendment for 2 parcels totaling 54.5 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) and General Rural (GR) to High Density Suburban (HDS) (7 dwelling units/acre maximum) and the 3 acres that are currently GR will remain GR for Regal Holdings of Nevada LLC and Charles J. Fornaro, et al and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant: Regal Holdings of Nevada LLC
- Property Owner: Charles J. Fornaro et al
- Location: North of Highland Ranch Pkwy. & North of Midnight Drive
- Assessor's Parcel Numbers: 508-020-41 & 43
- Parcel Sizes: 21.0 & 33.5 acres
- Master Plan Categories: Suburban Residential (SR) & Rural (R)
- Regulatory Zones: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 821, Amendments of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: jolander@washoecounty.us

Chair Chesney opened the public hearing. He called for member disclosures; there were none.

Julee Olander, Washoe County Planner, provided a staff presentation.

The applicant was available for questions.

Public Comment:

Judy Hillulash said she lives off of Apple Blossom. She said she has lived there for 30 years. She said she has experienced faults. She is concerned with the change in zoning that people are susceptible to earthquake damage. Traffic will be impacted. Access to the area will put an undue burden on the residents in Sun Valley. We have to wait 20 years for new access roads on Highland Ranch road.

Mark Newmann said he lives on Cloudy Court and will look onto the new housing complex. He said he doesn't have an issue with low density, but high density will add more traffic in the area. He said you have to wait six lights to get through the traffic signal. It's an added burden. Please stay with the original plan.

Alan Nichols said he lives on Leonardo in Highland Ranch. He said he has had the pleasure to meet Francine and Chuck Allen. He said his job is to build projects in 20 countries for people who have a lot of money and who don't ask a lot of questions. He said he reviewed this project and reviewed resources, and when will it happen. He said he looked at water, wells, and faults. He said he looked at buildings for earthquake issues. He said to our dismay, we found many cracked foundations. He said when they moved here, they looked for a place with good schools, well-constructed homes, low traffic, and easy access. He said in the small print, it mentioned low density. High density will provide problems. He said he wants more physical data on soil and sewer system, so people know what it takes to make it happen. He spoke about traffic and resources. He asked if they would have to dig the wells deeper to make it happen.

Carmen Ortiz, chair of the CAB, stated her comments are included the staff report. She said we need affordable housing in the area. There are great concerns. She asked how the children are going to walk to school around Highland Ranch and cross the street. According to WCSD, elementary school students can ride the school bus if they live more than 2.25 miles away. The kids will walk 1.9 miles. For high school, the walking distance is 3 miles which means they can take the bus, but what happens if they miss the bus. It's not safe for them to walk. There is a park nearby on the opposite side of Highland Ranch. Those who purchase in this project need to be safe. She asked what the plans are for stop sign or stop light. RTC had planned for an expansion 20 years ago. We are still waiting for that. It won't drop from the projections that were included in the report.

J. Parker said he was an appraiser for 32 years. He said he is aware of the land uses. He looked at this area during potential subdivisions. In order to make this work, it will take extensive cuts and fills that weren't included in this. He said you will over burden the services. There are not the services to support the area. He suggests limiting to 4-units per acre with handbook for developer in this area.

Sherry Fairchild said she doesn't encourage this. We see terrible things happening in our neighborhood, including graffiti. There is more since the new middle school went in. There is a lot of traffic cutting through Highland Ranch. People aren't stopping at the stop signs. We are concerned someone will get killed. We have to call police all the time. We are trying to do our best as an HOA community to alert neighbors. It's a burden. If you bring in more people, RTC won't put in a new road for another 20 years. The new school had to bring in a mobile building already. They are already over capacity. Look ahead and don't over burden even more. She said pedestrians are being hit. Our community is hurting. We don't have the services we need.

Tom Courson said he had a question regarding hilly areas. This is a large parcel. There is a lot of zoning that can happen in General Rural. Don't allow three parcels to be general rural. Make it open space or something compatible with high density.

Commissioner Chvilicek asked if the designated areas left GR are slope restricted. Ms. Olander said yes, designated GR. It was discussed if the areas that are GR should be changed to be designated open space. There is a possibility someone could build a single-family residence on the GR areas, but they would have to address the slope. Commissioner Chvilicek said 30% or above means no building can take place. Ms. Olander said Washoe County code has requirements to build on 30%, and Regional Planning also has restrictions. Ms. Olander said they have to address access, and that would be challenging. Commissioner Chvilicek said the request

is to go from LDS to HDS, but the CAB recommended MDS which isn't before us tonight. Mr. Lloyd said the request is from LDS to HDS, and the motion has to be based on the application.

Commissioner Bruce said there are issues with transportation. Sun Valley Blvd. needs to be four lanes with sidewalks up to Highland Ranch. There are safety issues that will be exacerbated with one outlet. He questioned the high density. He said he can settle for medium density. Chair Chesney reminded him that isn't the motion tonight. Chair Chesney agreed and said Highland Ranch isn't much of a corridor. He stated we are reviewing the zoning, not a project.

Commissioner Chvilicek reviewed agency comments in regard to the school district. She said it's to capacity but doesn't address safe routes.

MOTION: Commissioner Chvilicek moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission deny Regulatory Zone Amendment Case Number WRZA19-0010, not being able to make all of the following findings in accordance with Washoe County Code Section 110.821.15 including compatibility, safety, and transportation.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Vice Chair Donshick seconded the motion to deny, which was passed unanimously, five in favor, none against.

Mr. Lloyd read the appeal process.

C. Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar) – For possible action, hearing, and discussion to approve:

(1) A special use permit for:

- (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres and

(b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and

(2) A variance for a reduction of minimum landscaping standards and parking requirements.

This is a project of regional significance which will also require approval by the regional planning authorities in addition to the county.

- Applicant/Property Owner: Fish Springs Ranch, LLC
- Location: 45 miles north of Reno in southeastern Honey Lake Valley
- Assessor's Parcel Numbers: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74
- Parcel Size: 2191 acres total
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 302, 438, 810, 812
- Commission District: 5 – Commissioner Herman
- Prepared by: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: dcahalane@washoecounty.us

Chair Chesney opened the public hearing. He called for member disclosures. There were no member disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

The applicant and representative of the Fish Springs Solar project, Alyssa Kruger, provided an applicant presentation.

Commissioner Bruce asked why they need two parcels. She explained there is BLM land between the two parcels. Commissioner Bruce stated he is concerned about fire. He asked how they plan to mow. Ms. Kruger addressed his concerns regarding fire and stated they will utilize the local volunteer fire station. The project engineer, Dwyane McCloud, spoke about mowing down to six inches. Commissioner Bruce said it looks like a good sheep pasture. Mr. McCloud stated they have used sheep in the past, but it takes a lot of sheep.

Chair Chesney asked about adjoining landowners. He asked if they feel they are land locked. Mr. Cahalane stated the neighboring property owner, Robert Thomsen, is working with them regarding the drainage. Robert Thomsen will provide input regarding drainage.

Commissioner Chvilicek asked about the conex storage. Mr. Cahalane said it's permanent. Ms. Kruger stated they store operation equipment. Commissioner Chvilicek asked about water for onsite wells. She asked if those have been drilled. Ms. Kruger stated the wells are already existing. Commissioner Chvilicek asked staff regarding conditions with Native American grave and historical land disturbance. She asked that the tribe be notified of any grave disturbance. Mr. Cahalane stated he can add that.

DDA Edwards noted the conditions regarding Native American graves; it's from statutory scheme. He said it triggers staff to notify the tribe. That addition to the condition could be problematic.

Public Comment:

Robert Thomsen stated he lives at 500 Indian Lane. He said he is a 23-year resident. He said his experience in the valley is unbelievable. He said he notices everything: wind, water, rain, roads. He said there will be two laborers left to work on the roads. He said we need more County people working on the roads, widening roads. There needs to be a water truck to keep the dust down during construction. The dust will create a dust bowl. He said he wanted to address solar being installed on the parcels which adjoin his parcel. He said he is concerned with the heat effect with the southern wind. He said he is planting drought resistant plants. He said he looks forward to working with the project manager on drainage. He said our road needs widening, and gravel needs to be put down. He said more potholes came up. We need people to work on the roads. He said we need housing in Gerlach.

Thomas J. Hall said he owns 360 acres of land east of this project. He said the roads need maintenance. He said there was a landing strip. He said we want to protect the area. He said we are concerned about fugitive dust with all the vegetation being removed. He said his land is to the east and will be the depository of dust. It's a massive grading project. He asked if there will be conditions to manage the dust. He said there should be vegetation planted around the parking lot. He said conex boxes will be placed. Nevada is not a wasteland. We need some landscaping to make it look nice. He said aviation is a concern. He said the solar flare is blinding. He is concerned with interruption with flight plans. It's a major problem. He said Robert is the fire crew for Fish Springs, and he has one dilapidated truck. He said he doesn't have an issue with economic development, but they need to spend time to make it beautiful.

Alexandra Profant stated she had concerns, especially with the conex boxes. She said when you are designing an alternative energy, off-grid system, the direct current collection systems need deep cycle battery systems. She said to Mr. Hall's comment 'Nevada isn't a waste land,' anytime a public utility is going in, or when it involves FAA and interrupts flight patterns, there is a historical survey to be done. She hadn't seen that was done with this project and recommended it. In regard to triggering any Native American feedback, she noted they are a monarchy and won't respond to plans just being sent to them, but prefer a formal invitation sent to the colony chairman if you want a response. She said it's come to her attention that in the residential disclosure guide of Nevada real estate, there is no net regarding disclosures. She said with ground water or underground storage tanks, they need to address any direct current or energy storage and where it will be located and how it will impact BLM right-of-way. Carefully consider because it could be a liability to the County.

Tom Courson said he would be concerned about fire. With this being a special use permit, you could require them to put in a fire buffer between the setbacks. He said we saw all the fires in California last year. It's a remote area with volunteer fire fighters. He encouraged the commission to require a fire buffer and said it should be maintained. He encouraged the commission to be specific with the drainage requirements. Things need to be put in place that trigger enforcement. Once you grant the project, they won't work with your people. He asked if they are pounding posts into the ground, then how do they know they aren't hitting graves.

Ragnar Kuehnert asked if they have done an overall environmental impact statement. He asked who will maintain ownership of the land. He asked if it will be owned by the energy company or Fish Springs. He asked what the impact will be to utility rates.

Alan Nichols said he has experience with Steamboat 212 going up Mt. Rose with NV Energy, and there are vaults that are faulty. He said he hasn't heard about the construction of the vaults. He said if they are leaking, there is a problem.

With no further public comment, Chair Chesney closed the public comment period.

In response to what Counsel advised, Commissioner Chvilicek withdrew her statement regarding a condition to notify tribal councils.

Commissioner Bruce asked if it's appropriate to ask FAA regarding take off and landings. Mr. Cahalane stated the application has been sent to Reno/Tahoe Airport Authority and staff has received no comments.

Chair Chesney said he heard the public comments. He said the staff report addresses the concerns about dust and fire, and he hopes that puts them to ease.

MOTION: Vice Chair Donshick moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP20-0001 for Fish Springs Ranch, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a renewable energy production use and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Chvilicek seconded the motion which passed unanimously, with a vote of five in favor, none against.

D. Amendment of Conditions Case Number WAC20-0001 (Falcon Ridge) for Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) – For possible action, hearing, and discussion to approve an amendment of conditions to amend condition number 1(r) of Tentative Subdivision Map Case Number TM14-003 (Falcon Ridge) to allow for 0-ft front and rear setbacks in lieu of the 10ft setbacks within the Falcon Ridge Development. This modification would be pursuant to WCC 110.406.05 and Article 408, which allows variances of lot standards in a common open space subdivision in certain instances.

- Applicant: Desert Wind Homes
- Property Owner: Falcon Ridge, by Desert Wind LP

- Location: East of the junction of El Rancho Dr. and Falcon Rock Ln.
- Assessor's Parcel Numbers: 035-731-(01-37), 035-741-(01-59), 035-751-(01-47)
- Parcel Size: 16 acres in total
- Master Plan Category: Urban Residential
- Regulatory Zone: Low Density Urban
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 608, 610, 616
- Commission District: 5 - Commissioner Herman
- Prepared by: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3628
- E-Mail: dcahalane@washoecounty.us

Chair Chesney opened the public hearing. Chair Chesney called for disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

The applicant and project representative, Derek Wilson, provided a project presentation.

There were no requests for Public Comment. Chair Chesney closed the public comment period.

There was no Commissioner discussion.

MOTION: Commissioner Chvilicek moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC20-0001 for Falcon Ridge by Desert Wind LP, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Vice Chair Donshick seconded the motion which passed, four in favor, one against. Commissioner Bruce was opposed.

10. Chair and Commission Items

- *A. Future agenda items – none
- *B. Requests for information from staff – none

11. Director's and Legal Counsel's Items

*A. Report on previous Planning Commission items – Mr. Lloyd reported Silver Hills went back to Regional Planning and failed. It was then appealed and approved by the governing board. He said the Short-Term Rental topic was heard by the County Commission, who provided direction to staff.

- *B. Legal information and updates – none

12. *General Public Comment and Discussion Thereof

Alexandra Profant provided a private activity bond program pamphlet and highlighted a few items for the Commission to review. She said she picked up the State Historic Preservation plan update. She didn't think the governor has signed it yet. She said if we don't consider preservation planning, others will define it for us. She said there are incentives to promote projects relative to historic, and State incentives in commercial projects in development of rental housing. Please consider protection of property with natural persons right to protect their property relative to owner occupancy and due process with eviction. She said effective in 2019, Senate Bill 151, removes provisions governing an eviction procedure for any tenant of a commercial premise. It's a conflict between natural persons' right to due process before being removed from a property versus a corporate person right. Please review during the review during the short-term rental process.

Mark Newmann stated he is a Highland Ranch community resident in Sun Valley. He thanked the Commission for keeping it low density. He spoke about access points and traffic in Highland Ranch. He asked how he can get speed bumps through his neighborhood or stop signs to slow people down. There are a lot of kids that are still out playing in the neighborhood.

There were no further requests for public comment, Chair Chesney closed the public comment period.

13. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:47 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on Month Day, 2020

Trevor Lloyd
Secretary to the Planning Commission



Conditions of Approval

Special Use Permit Case Number WSUP20-0001

The project approved under Special Use Permit Case Number WSUP20-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **Operational Conditions** shall be required for the life of the (project/business/development):
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- f. All containers located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage or rust.
- g. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- h. Any parking and loading areas shall be paved and lit in accordance with WCC 110.410.
- i. Applicant shall provide a grading plan in conformance with WCC 110.438.36 prior to the issuance of any building permit. All grading included in the plans shall conform to the grading standards included in WWC 110.438.45-70. Failure to comply with these requirements shall result in the revocation of the Major Grading permit and require a new Special Use Permit for Major Grading.
- j. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in the area or provide proof that there is no increased runoff from the proposed project.

Applicant shall maintain all improved drainage areas throughout the life of the proposed project.

- k. The applicant shall obtain and maintain a business license with Washoe County throughout the life of the project.
- l. Bonds for revegetation (see item 'd' below) shall not be released until 80% of reestablishment of vegetation has occurred.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., 775-328-3600

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect or appropriate design professional.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Leo Vesely, P.E., 775-328-3600

- i. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include

all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- j. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitchell Fink, 775-328-2050

- k. Applicant shall provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Parks

3. The following conditions are requirements of the Parks Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman

- a. Prior to issuance of grading and/or building permits, the applicant shall consult with USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading/building permits.
- b. The application states that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. The application states that site decommissioning would occur at the end of the solar installation’s life in accordance with a decommissioning plan. If there are no re-development plans underway at the time of decommissioning, the decommissioning plan shall include revegetation measures. Specifically, the disturbed area shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe-Storey Conservation District and the Washoe County Parks Program.
- d. The application states that a revegetation plan is being prepared for review. This plan shall be prepared in consultation with the Washoe-Storey Conservation District and the Washoe County Parks Program prior to the issuance of building/grading permits. All undeveloped disturbed areas of the site, including staging areas, shall be revegetated utilizing a native seed mix.

Washoe County Water Resources

4. The following conditions are requirements of the Water Resources Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, 775-954-4647, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item ‘a’ shall be transferred to an appropriate ground water well on one of the parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.

- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Coon, 775-326-6077, Dcoon@TMFPD.US

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
- b. Access for emergency operations shall comply with the International Fire Code and the adopted amendments and standards to the entire facility. All roads to the site shall have an all-weather access surface.
- c. An Operational Permit will be required for the Battery storage facility as required by the International Fire Code section 105.6.20.
- d. Because of the remote location and electrocution hazard presented by a utility scale, photovoltaic power generation field, Truckee Meadows Fire Protection District will require a fire protection plan for the site and power storage facility. This plan is to include access to the water system in the Fish Springs Ranch area.
- e. Prior to the commencement of grading the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provision of the plan and a copy of the approved plan shall be kept on site for the duration of the project.

Washoe County Health District

6. The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English, jenglish@washoecounty.us

- a. Condition #1: WCHD has no comments or conditions for this application as proposed based on a review stating no landscaping is required, no buildings are proposed and no water or wastewater are used or produced respectively.
- b. Condition #2: WCHD reserves the right to comment further on the proposed project if water use or wastewater will be produced as part of the project.
- c. Condition #3: Based on the submitted application and the scope of the project the WCHD is waiving the requirement for the applicant to complete a Public Health Impact Review.

Washoe-Storey Conservation District

7. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Shaffer, shafferjam51@gmail.com

- a. The applicant shall provide a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.
- b. The applicant must demonstrate a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

Nevada Department of Wildlife

8. The following conditions are the recommendations and requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Freese, markfreese@ndow.org

- a. We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek (e.g. solar block unit 1) from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise. We recommend further noise analysis occur to determine potential impacts to sage-grouse during the nesting season (April 1 – June 30).
- b. We recommend participating in the Nevada State Conservation Credit System process.
- c. We recommend burying the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. If the transmission line cannot be buried, we recommend discouraging raven nest building or perching on poles and infrastructure utilizing the state of the art technologies. Furthermore, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- d. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- e. Water and shore birds and bats utilize the Honey Lake and Flanigan Playa Lakes seasonally. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts in the event that regular mortalities or large mortality events occur.
- f. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- g. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If

surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- h. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- i. Nevada is an arid state making water a valuable commodity and resource for wildlife. As such, we recommend that project proponents carefully plan where water will come from for project construction and operation. That is, please ensure that water remains available for wildlife in existing locations.
- j. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- k. Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- l. We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is restored and improved to provide habitat for wildlife.

Washoe County Health District – Air Quality Division

9. The following conditions are requirements of the Washoe County Air Quality Management Department (AQMD), which shall be responsible for determining compliance with these conditions.

Contact Name – Michael Wolf, 775-784-7206, mwolf@washoecounty.us

- a. The applicant must apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the “District Board of Health Regulations Governing Air Quality Management.” Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule. The Dust Control Permit will be valid for a period of 18 months and dust control plans must be valid during the “construction” of the project.
- b. Before the expiration of the dust control permits for the project a written dust control plan must be submitted to Washoe County Air Quality management describing how dust from the project will be controlled to comply with District regulations in perpetuity.

*** End of Conditions ***



Planning Commission Staff Report

Meeting Date: March 3, 2020

Agenda Item: 9C

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0001 (Fish Springs Solar)

BRIEF SUMMARY OF REQUEST: To approve a 300 megawatt (MW) solar renewable energy use type on 2,191 non-contiguous acres and 1,490 acres of associated grading

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve:

- (1) A special use permit for:
 - (a) A 300 megawatt (MW) solar energy center, renewable energy use type, on 2,191 noncontiguous acres and
 - (b) Major grading, consisting of 1,490 acres of grading with cuts of 351,000 cubic yards (cy) and fills of 337,000cy; and
- (2) A variance for a reduction of minimum landscaping standards and parking requirements.

This is a project of regional significance which will also require approval by the regional planning authorities in addition to the county.

Applicant/Property Owner: Fish Springs Ranch, LLC

Location: 45 miles north of Reno in southeastern Honey Lake Valley

APN: 074-040-15, 23, 24, 56, 57, 58, 61; 074-420-07, 11, 14, 15, 16; 074-070-16, 28, 72, 73, 74

Parcel Size: 2191 acres total

Master Plan: Rural (R)

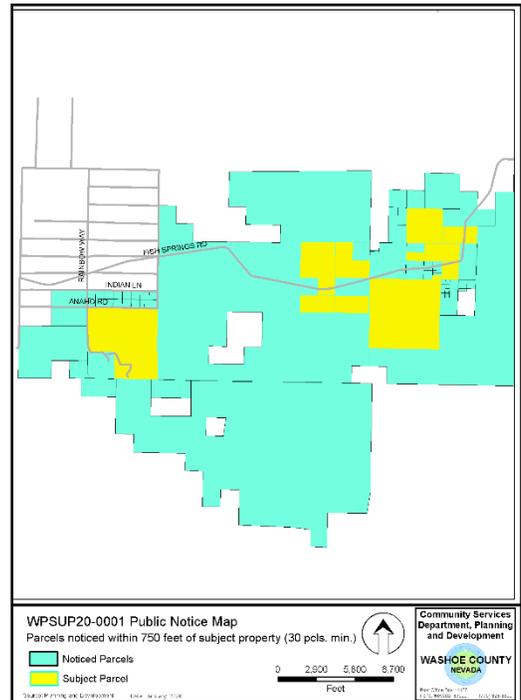
Regulatory Zone: General Rural (GR)

Area Plan: High Desert

Citizen Advisory Board: Gerlach/Empire

Development Code: Authorized in Article 302, 438, 810, 812

Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP20-0001 for Fish Springs Ranch, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30

(Motion with Findings on Page 15)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

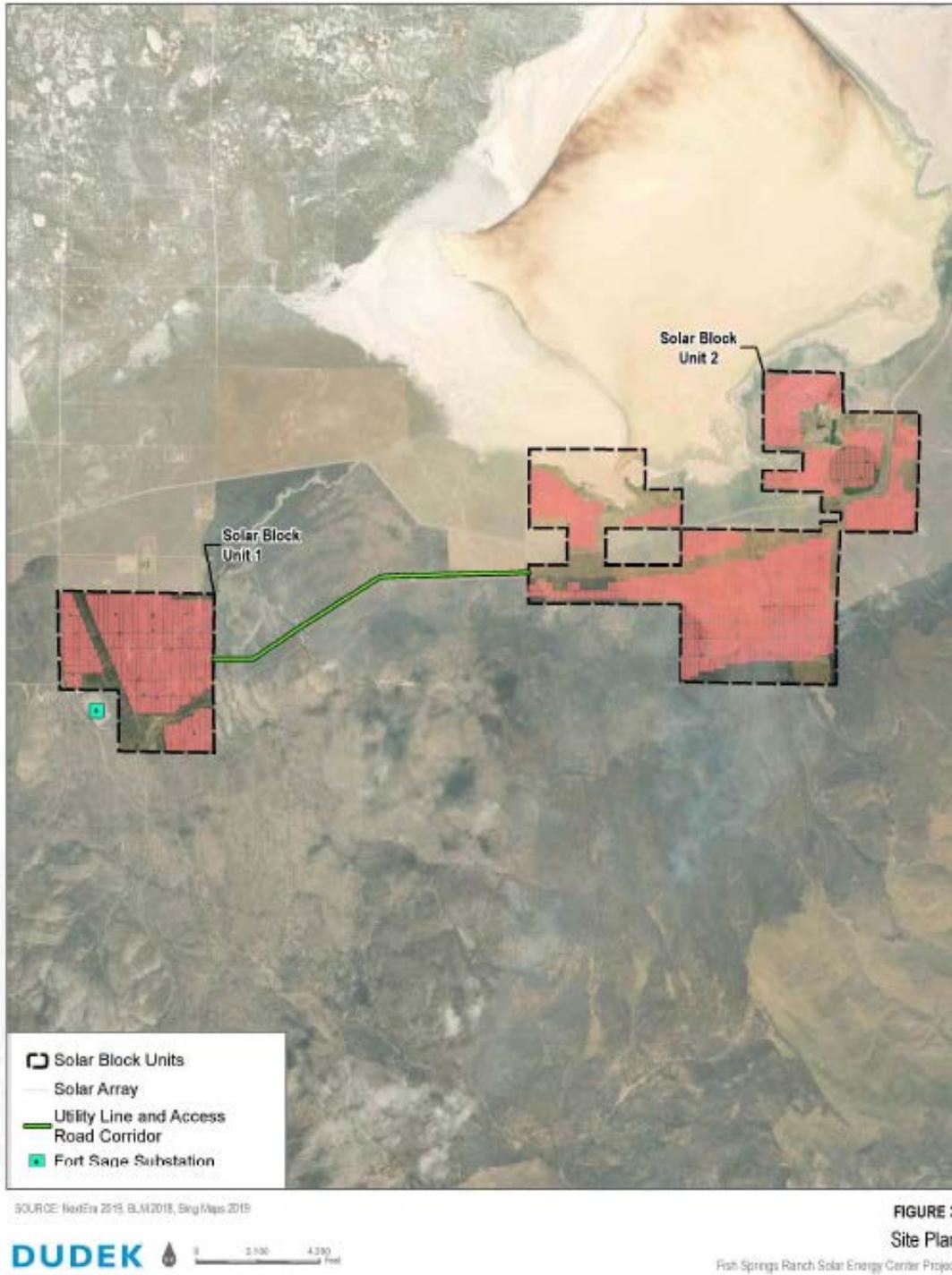
The conditions of approval for Special Use Permit Case Number WSUP20-0001 are attached to this staff report and will be included with the action order.

The subject property is designated as General Rural (GR). The proposed use of a 300 MW solar energy center which is classified as a renewable energy production use type is permitted in GR regulatory zones with a special use permit per WCC 110.302.05.4. The proposed renewable energy production use will generate 300MW of electricity, which exceeds the 5MW limit established in the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2 and triggers the requirements for a project of regional significance. Therefore, the applicant is seeking approval of this SUP from the Planning Commission.

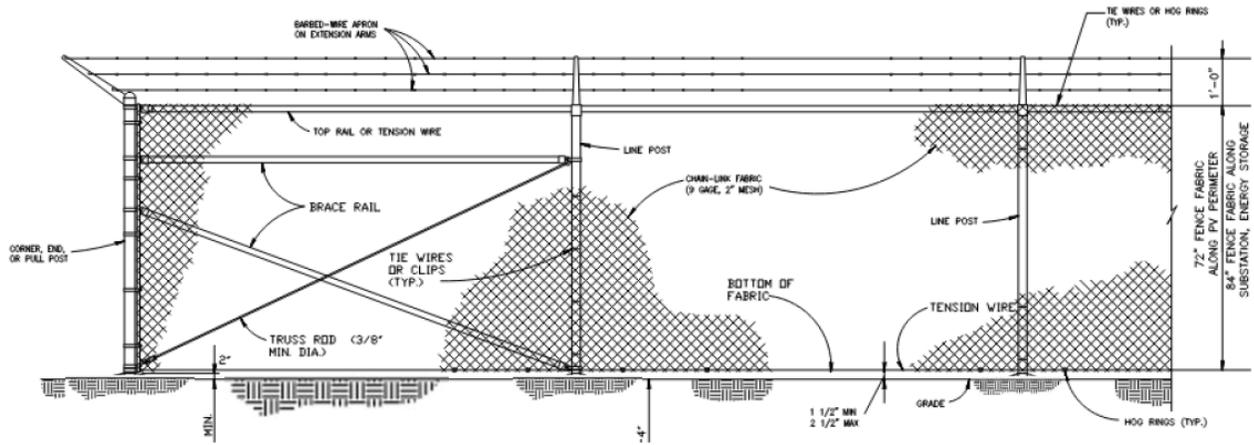
The applicant is also requesting a major grading permit for 1,490 acres of grading and approximately 351,000cy of cut and 337,000cy of fill.

Additionally, Article 810, Special Use Permits, allows variances to be granted in conjunction with the approval process per WCC 110.810.20(e). The applicant is seeking to vary the landscaping and parking requirements of the Development Code. The Planning Commission will also be ruling on these requests.

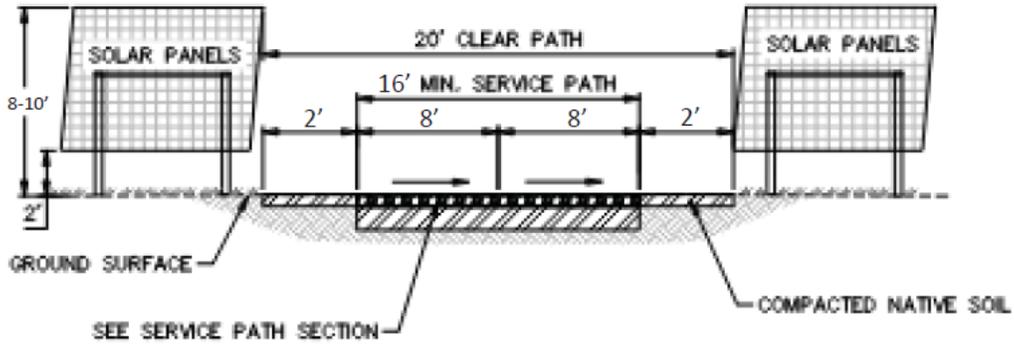
Figure 3. Site Plan



Site Plan



Fencing Elevation



PV Array Elevation

Elevations

Project Evaluation

Background

The applicant is requesting to establish a 300 MW solar renewable energy use type on 2,191 noncontiguous acres across 17 parcels south of Flannigan. This project will also include 300 MW of battery storage. The proposed project will be split into two phases. Phase 1 is estimated to take approximately 10 months and provide 100 MW of renewable solar energy. Phase 2 is estimated to take approximately 12 months and provide an additional 200 MW of renewable solar power. This project meets the criteria for a project of regional significance as it will generate more than 5 MW of electricity and proposes creating a substation within the facility per the Truckee Meadows Regional Planning Agency 2019 Regional Plan Appendix 2. The proposed facility will connect to the existing 345kV Fort Sage Substation via one of three open 345kV bays or open 24.9kV bay. The applicant is proposing to construct a 34.5kV substation on site to step up or down power depending on the final attachment position.

The proposed facility is replacing the approved Special Use Permit SW09-002. The previously approved project proposed a 100 MW solar renewable energy on 2,588 acres. This project was never built, and the approval for special use permit expired in January of 2020. The proposed facility will require less acreage due to advances in photo-voltaic technology.

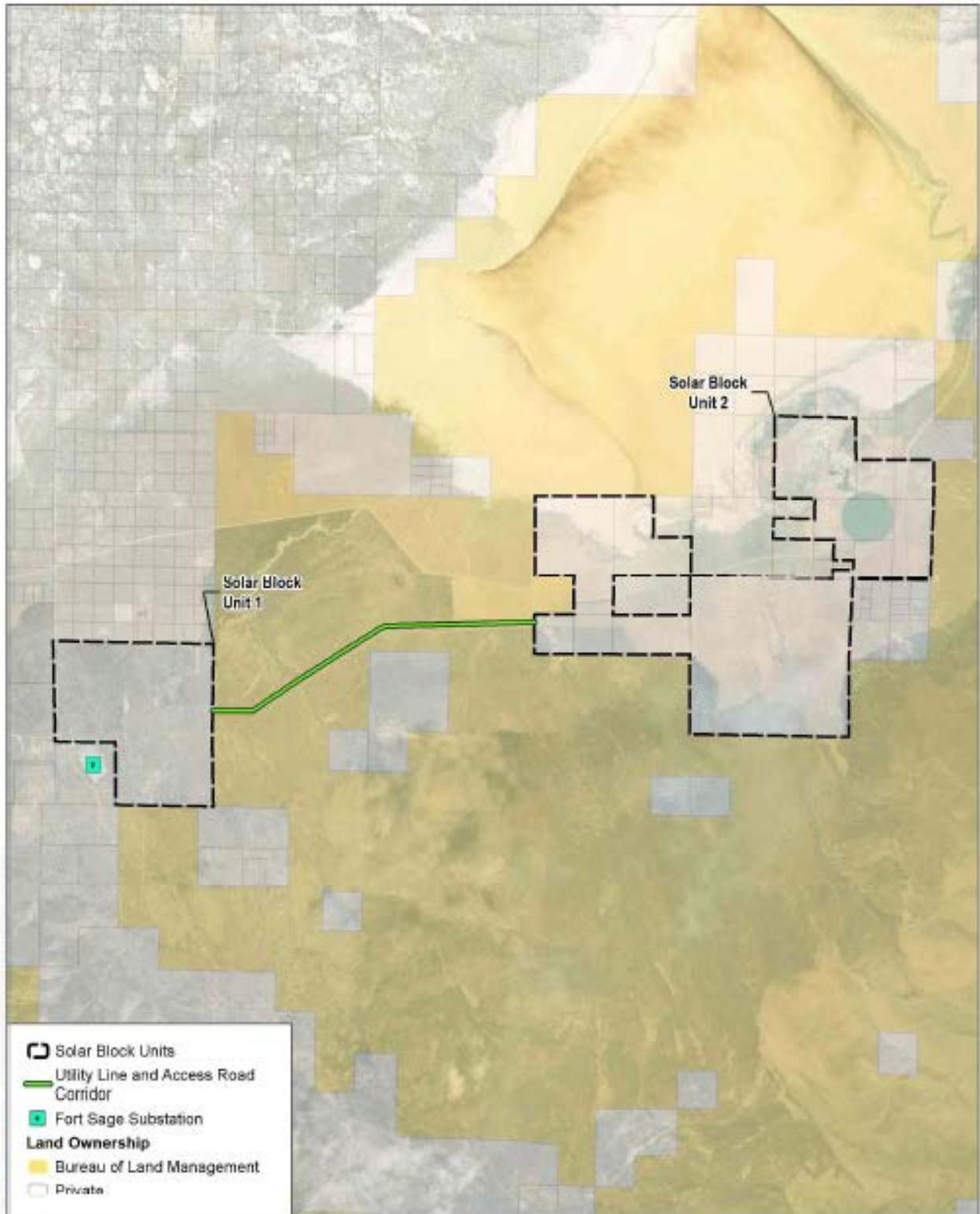
All proposed parcels are within a General Rural (GR) regulatory zone. A renewable energy use type is allowed on GR zoned parcels with a special use permit. The site is broadly divided into a smaller western development 100 mW Solar Block Unit 1 and larger eastern 200 mW Solar Block Unit 2 (refer to Site Plan on page four). Both areas are surrounded by GR regulatory zoning with minimal development.

Solar Block Unit 1 abuts Bureau of Land Management (BLM) land to the east and privately-owned undeveloped parcels to the north and west. The project proposes providing power to the existing Fort Sage Substation that borders the southwestern corner of the western development area. There are no legally developed properties directly adjacent to the proposed site, but there is a permitted residential development, approximately 850ft north of the proposed project area.

Solar Block Unit 2 abuts BLM land to the north, south, east, and west. There are also areas of private ownership to the north and southeast of the site that are undeveloped. There is a large alkali flat located on the northern and northwestern edge this development area. There is no proposed development within the alkali flats. There are two properties abutting the proposed site that currently have non-permitted development.

Solar Block Unit 1 and 2 areas are to be connected via a utility and access road corridor through BLM land. The applicant will obtain a ROW grant across this land as part of the FSRSEC permitting process.

Figure 2. Project Overview



SOURCE: BLM 2018, Bing Maps 2018



FIGURE 2

Project Overview

Fish Springs Ranch Solar Energy Center Project

Use Type Analysis

Article 302 Allowed Uses

Staff Comment: A renewable energy production land use is a permitted use on General Rural regulatory zoned parcels with the issuance of a special use permit.

Article 306 – Accessory Uses and Structures

Staff Comment: The applicant proposes that there will be a 5 connex boxes (cargo containers) located permanently on the site. This is below the allowed one container per acre or portion thereof for parcels larger than 5 acres per Washoe County Code 110.306.10(g)(ii). Staff has included a condition that all cargo containers located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage and rust and all applicable standards.

Article 310 Temporary Uses and Structures.

Staff Comment: The applicant is proposing a two phased project in a location that is at least 10 miles away from any paved road. The first phase is estimated to take 10 months to complete. The second phase is estimated to take 12 months to complete. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45.

Article 406 – Building Placement Standards

Staff Comment: General Rural (GR) regulatory zones have a front and rear yard setback of 30ft a side yard setback of 50ft. The applicant is not requesting to vary any setbacks as part of this application. Therefore, all structures, including solar panels, must be within the relevant setbacks. The applicant is also proposing installing Sudan brown 8ft high chain link fence in compliance with WCC 110.406.50(b).

Article 410 Parking and Loading

Staff Comment: The applicant is proposing two levels of peak employees. The peak number of employees during the construction phase is estimated at 400 employees. The peak number of employees during the standard business operation phase is estimated at 20 employees. The energy production use type requires that there is 1 parking space provided for each employee during peak employment shift per table 110.410.1.4. Moreover, parking lot design must be paved and permanently maintained with asphalt or cement per WCC 110.410.25. The applicant has requested to vary parking standards to include no paved parking areas.

Therefore, there are two levels of parking required during the life of this development. The development stage is estimated to last 22 months. This phase of the project will require 400 paved parking spaces (including 8 handicapped spaces) as well as lighting equivalent to 1 ft candle of illumination. Staff believes that requiring paved parking for construction phase of the project is onerous and recommends varying parking standards for this phase of the project.

Staff believes that the standard business operational phase of the project should conform to county standards as there will be periodic industrial maintenance with a potential for leakages. This stage of the project will require 20 paved parking spaces (including 1 handicapped space) as well as lighting equivalent to 1 ft candle of illumination. Staff also will require that all loading areas be paved and lit.

Article 412 Landscaping

Staff Comment: The applicant is requesting to vary the landscaping standards to not require trees along streets or 10% lot coverage of landscaping. Staff agrees that landscaping standards should not apply to this development. The proposed project does not directly neighbor any legal development and therefore the landscaping buffers and screening does not apply per WCC 110.412.45. However, there is a legal residential use approximately 850ft north of the western development area that has raised concerns regarding the impacts of heat island and drainage by the proposed development. The surrounding land is characterized by low vegetation, flat

topography, and open vistas. The developer acknowledges that many surrounding properties will be able to view the solar facility in the viewshed map below. Staff strongly encourages that the applicant provide screening on the northern property line of the western development area to help mitigate any visual impacts to residents.

Article 414 Noise and Lighting Standards

Staff Comment: The applicant is proposing to install 14ft tall security lighting that is down shielded on motion sensors. These proposals conform with WCC 110.414.21.

Article 438 Grading

Staff Comment: The applicant is proposing approximately 1,490 acres of grading with no import or export of material. The project is estimated to require approximately 351,000cy of cut and 337,000cy of fill. This exceeds the threshold requiring a Special Use Permit per WCC 110.438.35.

The applicant is proposing to modify the existing vegetation only where necessary for grading roadways, clearing laydown and staging areas, constructing building and parking areas, and placing transmissions lines and tracker foundations. The vegetation outside of these areas will be left in place to promote soil stability. The proposed final slopes are not anticipated to exceed 3:1. These provisions broadly comply with WCC 110.438.45.

However, the application does not provide finish grade elevations, drainage swales, and finished contours. The applicant shall provide all required finished grading plans prior to issuance of a building permit.

Article 505 Sign Regulations

Staff Comment: The applicant is proposing a single sign no larger than 4ft by 8ft (32sf) at the main entry to the facility. This meets the requirements listed in table 110.505.15.1 for a free-standing sign. Staff would like to take the opportunity to explicitly outline that 1 sign is allowed per site frontage to provide the applicant with flexibility to provide more than 1 sign for the entire facility.

High Desert Policies

HD.2.2 Site development plans in the High Desert planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.

Staff Comment: The application was routed to the Washoe Storey Conservation District, who reviewed the application and provided conditions. These conditions can be found in Exhibit G.

HD.2.3 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

Staff Comment: The applicant submitted a written statement to staff responding to the community input received from the CAB. This can be found in Exhibit K.

HD.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of street lights will be minimized.

Staff Comment: The proposed lighting is down shielded. This is consistent with current best practice “dark-sky” standards.

HD.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible. Proposals to utilize traditional energy sources must explain why alternative sources are not possible.

Staff Comment: All streetlight and security lighting outdoors will be powered by the solar energy

generated at the facility.

HD.2.7 Whenever feasible, new homes, commercial buildings, and public facilities should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources. Proposals to orient buildings inconsistent with this goal must explain why it is not feasible to do so.

Staff Comment: The proposed facility is oriented to maximize the conversion of solar radiation into renewable solar energy. The facility will allow for solar panels to rotate to follow the path of the sun.

HD.2.12 Proposals for special use permits to establish non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Staff Comment: Washoe County Health District and Washoe County Community Services Department are waiving the Public Health Impact Review process as there is no established review process at this time.

HD.2.13 The approval of all special use permits and administrative permits must include a finding that the community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

Staff Comment: The proposed solar facility coordinates resource availability of ample solar energy with the concurrent location of existing electrical infrastructure via the Fort Sage Substation.

HD.6.1 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways. See Policy HD.2.1 regarding grading under Goal Two.

Staff Comment: The proposed grading consists of grading beneath associated structure and roads. There are no major cuts or fills proposed. The solar panels themselves will be attached to poles screwed into the earth. Most of the disturbance to the natural landform will via vegetation mowing prior to the construction of the site.

HD.6.2 The grading design standards referred to in HD.6.1 are intended to, at a minimum, ensure that disturbed areas shall be finished, fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Staff Comment: The proposed grading will meet all required grading standards in Washoe County Code 110.438. Slopes will not exceed a 3:1 slope.

HD.6.4 County will review its revegetation policy, require additional funds to be set aside for revegetation, and mandate eighty percent (80%) reestablishment of vegetation prior to release of the bonds.

Staff Comment: This is included as a condition within Exhibit A. The applicant shall provide a grading bond of \$2,000/acre of disturbed area to the Engineering Division prior to any grading.

HD.7.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

Staff Comment: The application was routed to the Pyramid Lake Paiute Tribe, who declined to provide conditions or comments.

HD.10.2 Development in the High Desert planning area will comply with all local, state and federal standards regarding air quality.

Staff Comment: The application was routed to the Washoe County Health District Air Quality, who reviewed the application and provided a conditions. These conditions can be found in Exhibit H.

HD.10.3 The granting of special use permits in the High Desert planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Washoe County Health District in the implementation of this policy.

Staff Comment: The application was routed to the Washoe County Health District Air Quality, who reviewed the application and provided a conditions. These conditions can be found in Exhibit H.

D.11.1 Development proposals, with the exception of single-family homes and uses accessory to single family homes within the High Desert planning area will include detailed soils and geo-technical studies sufficient to:

- a. Ensure structural integrity of roads and buildings.
- b. Provide adequate setbacks from potentially active faults or other hazards.
- c. Minimize erosion potential.

Staff Comment: The application did not include any geo-technical studies to ensure structural integrity, provide setbacks from potentially active faults or other hazards, and minimize erosion potential. Approval of this application is conditioned upon submitting a completed grading plan and geotechnical study prior to issuance of any building permits.

HD.11.2 Development proposals in areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy HD.11.1

Staff Comment: The application did not include any geo-technical studies to ensure structural integrity, provide setbacks from potentially active faults or other hazards, and minimize erosion potential. Approval of this application is conditioned upon submitting a completed grading plan and geotechnical study prior to issuance of any building permits.

HD.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the High Desert planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: The application was routed to the Nevada Department of Wildlife, who declined to provided conditions or comments.

HD.12.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes, deer winter range, federally classified Threatened and Endangered Species and their associated habitat must demonstrate how that project will protect the integrity of the migration route or habitat.

Staff Comment: The application was routed to Nevada Department of Wildlife, US Fish and Wildlife, and Nevada Department of Forestry – Endangered Species, who declined to provide conditions or.

HD.14.6 Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses, should develop within portions of existing and future wind parks.

Staff Comment: Proposed solar generation facility is not incompatible with wind energy uses.

HD.15.3 Washoe County will work to ensure that the action of one property owner does not adversely impact the properties and rights of other property owners, as measured by increased

flood peaks, flood stage, flood velocity, volume of runoff, erosion, and sedimentation.

Staff Comment: The proposed development is generally located uphill of existing legal development in the area, including homes and access roads. Local property owners have voiced concerns over the potential impacts of runoff caused by the proposed facility. The runoff impacts of the proposed solar facility are currently unknown. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in the area or provide proof that there is no increased runoff from the proposed project.

Gerlach Empire Citizen Advisory Board (GECAB)

The proposed project was presented by the applicant's representatives at the regularly scheduled Citizen Advisory Board meeting on February 13, 2020. Unfortunately, the CAB minutes are not available at the time of filing this report. Staff's notes make up the basis of the following summary:

Applicants representatives gave a presentation on the following topics:

- NV energy contract.
- Largest Renewable energy producer. Owner/manager of the site throughout its projected lifespan
- Want to maintain good relations with neighbors
- Currently have 100mW contract secured with NV energy. Requesting 300mW capacity dependent upon contract negotiations with NV energy
- Leasing Land

The CAB had concerns on the following topics:

- Fire Impacts
 - Managing biological growth
 - Availability of water for fire protection
 - Recommendation that buildings be constructed of concrete to prevent ricochet bullets from penetrating the facility or starting a fire.
- Batteries
 - Type
 - Recycling
 - Potential for chemical leakages
- Unmanned facility and maintenance
 - Maintenance of culverts
 - Frequency of maintenance of the facility
- Impacts of construction
 - Number of employees
 - Start date
 - Road impacts and mitigation measures
- Fence height and security
 - Request to have the chain link fence not be slated by the CAB due to noise concerns with the wind and potential for the fence to be blown over

Robert A Thomsen – Affected property owner. Mr. Thomsen also provided a letter outlining his concerns, which is available in Exhibit L.

- Lives 260 yards north of the project
- Concerns over runoff as he lives downhill of the proposed facility
 - Maintenance of culverts
 - Seasonal stream beds along existing roadways
- Heat Island Effect

- Potential damage to his trees
- Potential to render neighboring land un-useable
- Potential security issues
 - History of theft by people from Doyle and Herlong

The CAB did not make a motion to recommend approval or denial of the project. However, during the discussion of the application the CAB was generally in favor of the application citing a transition towards renewable energy as a positive aspect of the project. The CAB also asked the applicant to work with Mr. Thomsen to help resolve his issues regarding drainage and the heat island effect.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division
 - Air Quality
- Washoe County Regional Animal Services
- Washoe County School District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
- City of Reno
- City of Sparks
- Paiute Tribe

Nine out of the sixteen above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division addressed the hours of operation, set landscaping, parking and lighting standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us
- Washoe County Engineering Division addressed drainage, grading, traffic, and road conditions that must be satisfied for the project.

Contact: Leo Vesely, P.E., 775-328-3600

- Washoe County Water Resources addressed availability and provision of water rights.
Contact: Vahid Behmaram, 775-954-4647, vbehmeram@washoecounty.us
- Truckee Meadows Fire Protection District addressed fire access, battery permits, and fire planning issues.
Contact: Don Coon, 775-326-6077, Dcoon@TMFPD.US
- Washoe County Health District addressed the potential for sewage and water quality issues.
Contact: James English, 775-328-2610, jenglish@washoecounty.us
- Washoe County Parks addressed potential impacts on endangered species.
Contact: Sophia Kirschenman, 775-328-3623, skirschenman@washoecounty.us
- Washoe-Storey Conservation District addressed seed mixes and revegetation.
Contact: Jim Shaffer, shafferjam51@gmail.com
- Nevada Department of Wildlife addressed animal and environmental regulations and standards.
Contact: Mark Freese, markfreese@ndow.org
- Washoe County Health District Air Quality Management addressed air quality standards.
Contact: Mike Wolf, 775-784-7206, mwolf@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan.

Staff Comment: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and High Desert Area Plan.
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The operational use of the proposed use will be unmanned and will not require sanitation and water supply. The proposed drainage, roadway improvements, and other necessary facilities are adequate for the use type.
3. Site Suitability. That the site is physically suitable for renewable energy generation use, and for the intensity of such a development.

Staff Comment: The site is physically suitable for a renewable energy generation use type as there is ample sunlight within a minimally developed area.
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The issuance of this permit will not be significantly detrimental to the public health, safety or welfare, injurious to the property or improvements of adjacent properties,

or detrimental to the character of the surrounding area with implementation of the proposed recommended conditions of approval.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: The proposed site is not within 3000ft of a military installation. There will be no detrimental effect on the location, purpose, or mission of the military installation

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0001 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve with conditions Special Use Permit Case Number WSUP20-0001 for Fish Springs Ranch, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the High Desert Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a renewable energy production use and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant/Owner: Fish Springs Ranch, LLC, 3480 GS Richards Blvd. Ste 101, Carson City, NV 89703

Representatives: Dudek, 605 Third Street, Encinitas, CA 92024



Conditions of Approval

Special Use Permit Case Number WSUP20-0001

The project approved under Special Use Permit Case Number WSUP20-0001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on March 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Dan Cahalane, 775-328-3628, dcahalane@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **Operational Conditions** shall be required for the life of the (project/business/development):
 - i. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by Planning and Building.
- f. All containers located on the site shall be painted a solid muted color that blends with the surrounding vegetation, structures, or topography and remain free from severe damage or rust.
- g. Any contractor's yard created to manage the construction of the site shall comply with all provisions of WCC 110.310.45
- h. Any parking and loading areas shall be paved and lit in accordance with WCC 110.410.
- i. Applicant shall provide a grading plan in conformance with WCC 110.438.36 prior to the issuance of any building permit. All grading included in the plans shall conform to the grading standards included in WWC 110.438.45-70. Failure to comply with these requirements shall result in the revocation of the Major Grading permit and require a new Special Use Permit for Major Grading.
- j. The applicant shall provide improved drainage in their final grading plans along the edges of the proposed site to mitigate any impacts to access roads and or legal developments in the area or provide proof that there is no increased runoff from the proposed project.

Applicant shall maintain all improved drainage areas throughout the life of the proposed project.

- k. The applicant shall obtain and maintain a business license with Washoe County throughout the life of the project.
- l. Bonds for revegetation (see item 'd' below) shall not be released until 80% of reestablishment of vegetation has occurred.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., 775-328-3600

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.
- f. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
- g. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
- h. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect or appropriate design professional.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Name – Leo Vesely, P.E., 775-328-3600

- i. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include

all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

- j. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name – Mitchell Fink, 775-328-2050

- k. Applicant shall provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

Washoe County Parks

3. The following conditions are requirements of the Parks Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Sophia Kirschenman

- a. Prior to issuance of grading and/or building permits, the applicant shall consult with USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading/building permits.
- b. The application states that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.
- c. The application states that site decommissioning would occur at the end of the solar installation’s life in accordance with a decommissioning plan. If there are no re-development plans underway at the time of decommissioning, the decommissioning plan shall include revegetation measures. Specifically, the disturbed area shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe-Storey Conservation District and the Washoe County Parks Program.
- d. The application states that a revegetation plan is being prepared for review. This plan shall be prepared in consultation with the Washoe-Storey Conservation District and the Washoe County Parks Program prior to the issuance of building/grading permits. All undeveloped disturbed areas of the site, including staging areas, shall be revegetated utilizing a native seed mix.

Washoe County Water Resources

4. The following conditions are requirements of the Water Resources Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Vahid Behmaram, 775-954-4647, vbehmaram@washoecounty.us

- a. The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- b. Adequate ground water rights for both the construction phase and per the estimate in item 'a' shall be transferred to an appropriate ground water well on one of the parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.

- c. The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- d. For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- e. For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

Truckee Meadows Fire Protection District (TMFPD)

5. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact Name – Don Coon, 775-326-6077, Dcoon@TMFPD.US

- a. Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
- b. Access for emergency operations shall comply with the International Fire Code and the adopted amendments and standards to the entire facility. All roads to the site shall have an all-weather access surface.
- c. An Operational Permit will be required for the Battery storage facility as required by the International Fire Code section 105.6.20.
- d. Because of the remote location and electrocution hazard presented by a utility scale, photovoltaic power generation field, Truckee Meadows Fire Protection District will require a fire protection plan for the site and power storage facility. This plan is to include access to the water system in the Fish Springs Ranch area.
- e. Prior to the commencement of grading the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provision of the plan and a copy of the approved plan shall be kept on site for the duration of the project.

Washoe County Health District

6. The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English, jenglish@washoecounty.us

- a. Condition #1: WCHD has no comments or conditions for this application as proposed based on a review stating no landscaping is required, no buildings are proposed and no water or wastewater are used or produced respectively.
- b. Condition #2: WCHD reserves the right to comment further on the proposed project if water use or wastewater will be produced as part of the project.
- c. Condition #3: Based on the submitted application and the scope of the project the WCHD is waiving the requirement for the applicant to complete a Public Health Impact Review.

Washoe-Storey Conservation District

7. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Shaffer, shafferjam51@gmail.com

- a. The applicant shall provide a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.
- b. The applicant must demonstrate a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

Nevada Department of Wildlife

8. The following conditions are the recommendations and requirements of the Nevada Department of Wildlife, which shall be responsible for determining compliance with these conditions.

Contact Name – Mark Freese, markfreese@ndow.org

- a. We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek (e.g. solar block unit 1) from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise. We recommend further noise analysis occur to determine potential impacts to sage-grouse during the nesting season (April 1 – June 30).
- b. We recommend participating in the Nevada State Conservation Credit System process.
- c. We recommend burying the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. If the transmission line cannot be buried, we recommend discouraging raven nest building or perching on poles and infrastructure utilizing the state of the art technologies. Furthermore, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- d. Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee's (APLIC's) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- e. Water and shore birds and bats utilize the Honey Lake and Flanigan Playa Lakes seasonally. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed "Lake Effect") and attempt to land. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts in the event that regular mortalities or large mortality events occur.
- f. Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- g. All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If

surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.

- h. To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- i. Nevada is an arid state making water a valuable commodity and resource for wildlife. As such, we recommend that project proponents carefully plan where water will come from for project construction and operation. That is, please ensure that water remains available for wildlife in existing locations.
- j. NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- k. Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- l. We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is restored and improved to provide habitat for wildlife.

Washoe County Health District – Air Quality Division

9. The following conditions are requirements of the Washoe County Air Quality Management Department (AQMD), which shall be responsible for determining compliance with these conditions.

Contact Name – Michael Wolf, 775-784-7206, mwolf@washoecounty.us

- a. The applicant must apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the “District Board of Health Regulations Governing Air Quality Management.” Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule. The Dust Control Permit will be valid for a period of 18 months and dust control plans must be valid during the “construction” of the project.
- b. Before the expiration of the dust control permits for the project a written dust control plan must be submitted to Washoe County Air Quality management describing how dust from the project will be controlled to comply with District regulations in perpetuity.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Attachment E
Page 23
1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 30, 2020

To: Dan Calalane, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0001 – Fish Springs Solar**
APNs: see APNs listed in application

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow a 300 megawatt (MW) solar renewable energy sue type on 2,191 acres. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Dudek Consultants for NextEra Energy Resources. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. All grading shall comply with County Code Article 438, Grading Standards. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist, and pay the construction stormwater inspection fee prior to approval of a grading/building permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP20-0001 – Fish Springs Solar**
Date: January 30, 2020
Page: 2

6. Prior to the issuance of the grading permit, applicant shall demonstrate they have legal access to their parcels including access across any private property and BLM lands.
7. Access roads serving the project shall be all-weather and shall be surfaced with a minimum of six (6) inches of Type 2 Class B aggregate road base or approved equal and shall be provided with adequate roadside drainage and cross drainage consistent with County standards.
8. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

1. Provide a construction haul route plan and address the construction traffic impacts to the local streets for accessing the project site. With the haul route plan also include the proposed mitigations to these impacts.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. There are no utility related conditions of approval.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Regional Parks and Open Space

Attachment E
 1001 EAST 9TH STREET **Page 25**
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: January 28, 2020

SUBJECT: Special Use Permit Case Number WSUP20-0001 (Fish Springs Solar)



The Washoe County Regional Parks and Open Space Program (Parks Program) has reviewed and prepared the following comments related to WSUP20-0001:

If approved, this special use permit would allow for the construction of a 300-megawatt solar energy installation and associated infrastructure on ±2,191 acres located approximately 10 miles west of Pyramid Lake and just south of Flanigan, NV. According to the Recovery Plan for the Carson Wandering Skipper, approved by the U.S. Fish and Wildlife Service in 2007, a single male Carson wandering skipper (listed as an endangered species under the Endangered Species Act) was sighted south of Flanigan along the southeastern boundary of a dry alkali flat in 2004. Given this description, it is the opinion of staff that this sighting was likely on or near the proposed Fish Springs Solar Project development area. The recovery plan states that additional surveys are needed to determine whether a Carson wandering skipper population exists in this area. Staff was unable to determine whether these additional surveys have been conducted in the 13 years since the plan was approved.

Under the Endangered Species Act (ESA) it is illegal to “take” a listed species through direct harm or habitat destruction without being issued an incidental take permit by the U.S. Fish and Wildlife Service (USFWS). Incidental take permits are only required “in an area where ESA-listed species are known to occur and where their activity or activities are reasonably certain to result in incidental take.” The proposed project could potentially harm this endangered species and further consultation with USFWS is necessary.

The Parks Program requires the following conditions of approval for WSUP20-0001:

1. Prior to issuance of grading and/or building permits, the applicant shall consult with USFWS to determine whether an incidental take permit is required for the proposed solar project. If this permit is required, it must be received prior to issuance of grading/building permits.
2. The application states that no export or import of material is anticipated with the proposed project. Should importation of earthen materials be necessary, those materials shall be “certified weed free” to prevent the spread of noxious weeds in Washoe County.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Memo to: Dan Cahalane
Subject: WSUP20-0001
Date: January 28, 2020
Page: 2

3. The application states that site decommissioning would occur at the end of the solar installation's life in accordance with a decommissioning plan. If there are no re-development plans underway at the time of decommissioning, the decommissioning plan shall include revegetation measures. Specifically, the disturbed area shall be revegetated utilizing a native seed blend as reviewed and approved by the Washoe-Storey Conservation District and the Washoe County Parks Program.
4. The application states that a revegetation plan is being prepared for review. This plan shall be prepared in consultation with the Washoe-Storey Conservation District and the Washoe County Parks Program prior to the issuance of building/grading permits. All undeveloped disturbed areas of the site, including staging areas, shall be revegetated utilizing a native seed mix.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 27, 2020

TO: Dan Cahalane, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP20-0001 Fish Springs Solar

Project description:

The applicant is proposing a special use permit to approve a 300 megawatt (MW) solar renewable energy sue type on 2,191 acres.

The project is located at 45 Miles north of Reno, in southeastern Honey Lake valley, Assessor's Parcel Numbers: 074-040-56, 074-040-58, 074-040-61, 074-040-57, 074-040-24, 074-040-23, 074-420-11, 074-420-16, 074-420-15, 074-420-07, 074-070-73, 074-420-14, 074-070-16, 074-040-15, 074-070-74, 074-070-72, 074-070-28.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and conditions:

The application as submitted includes the following:

“Water Use: Water consumption during construction is estimated to be approximately 250 acre-feet (AF) for dust suppression and earthwork over an approximately 22 month period. Panel rinsing is expected to be conducted up to four times annually as performance testing and as weather and site conditions dictate. Construction, as well as operational water for panel rinsing, would be provided by on-site groundwater through existing wells, or a new well permitted and drilled (if necessary). An on-site diesel generator may be used to power pumps for well water use during construction. During construction, water would be pumped directly into 2,000- to 4,000-gallon tank water trucks. Water may be stored in up to 10 overhead temporary approximately 12,000-gallon water storage tower/tanks (up to 16 feet tall), to assist in the availability of water for trucks and expedient filling thereof.”

Comments: This project will require ground water rights in support of the commercial activities proposed.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

Conditions:

- 1) The applicant and County personnel shall estimate the post construction projected annual ground water demand for the project to the satisfaction of Washoe County. Applicant and the Washoe County staff may seek input from the Nevada Division of Water Resources in this determination.
- 2) Adequate ground water rights for both the construction phase and per the estimate in item # 1 shall be transferred to an appropriate ground water well on one of the parcels associated with this application. Transfer of these water rights may require filing of applications with the Nevada Division of Water Resources.
- 3) The water rights shall be in conformance with article 422 of the Washoe County development code and in conformance with the High Desert Area Plan.
- 4) For the construction phase, proof of adequate water rights shall be provided prior to start of the construction phase. These water rights may be temporary in nature, and rely on Temporary permits from the Nevada Division of Water Resources.
- 5) For the operational phase the proof of adequate water rights per item # 1 above shall be provided before Final inspection sign-off.

WSUP20-0001

Truckee Meadows Fire Protection District (TMFPD)

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

Contact Name – Don Coon, 775.326-6077, Dcoon@TMFPD.US

- A- Fire protection of the new structures shall be as required by the current adopted International Fire Code, (*IFC*) International Wildland Urban Interface Code (*IWUIC*) 2012 *Ed*, with amendments and the requirements of the NFPA standard(s).
- B- Access for emergency operations shall comply with the International Fire Code and the adopted amendments and standards to the entire facility. All roads to the site shall have an all-weather access surface.
- C- An Operational Permit will be required for the Battery storage facility as required by the International Fire Code section 105.6.20. A fee shall be paid annually for the required permit and TMFPD shall provide for that fee an annual inspection.
- D- Because of the remote location and electrocution hazard presented by a utility scale, photovoltaic power generation field, Truckee Meadows Fire Protection District will require a fire protection plan for the site and power storage facility. This plan is to include access to the water system in the Fish Springs Ranch area.
- E- Prior to the commencement of grading the contractor shall confirm that all workers including subcontractors have been trained on the requirements and provision of the plan and a copy of the approved plan shall be kept on site for the duration of the project.

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

January 29, 2020

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Fish Springs Solar; Multiple APNs
Special Use Permit; WSUP20-0001

Dear Washoe County Staff:

The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD has no comments or conditions for this application as proposed based on a review stating no landscaping is required, no buildings are proposed and no water or wastewater are used or produced respectively.
- b) Condition #2: WCHD reserves the right to comment further on the proposed project if water use or wastewater will be produced as part of the project.
- c) Condition #3: Based on the submitted application and the scope of the project the WCHD is waiving the requirement for the applicant to complete a Public Health Impact Review.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,


James English, REHS, CP-FS
EHS Supervisor
Environmental Health
Washoe County Health District





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

January 28, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0001 Fish Springs Solar

Dear Dan,

In reviewing the special use permit for Fish Springs Solar, the Conservation District has the following comments.

We support the coated sudan brown galvanized fencing for the perimeter of the site. We request the applicant conform to Washoe County lighting standards as it relates to night sky.

With disturbance of soils for trenching utility lines including other disturbance the applicant shall provide a revegetation plan prepared by a qualified professional that includes a seed mix based on soil type, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period. Additionally, the applicant must demonstrate a management plan for the prevention of noxious as well as other weeds from growing under the solar panel units.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

From: [Wolf, Mike](#)
To: [Cahalane, Daniel](#)
Subject: RE: WSUP20-0001 Fish Spring Solar
Date: Wednesday, February 12, 2020 12:11:03 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thank You

Michael Wolf, CEM

Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

OurCleanAir.com



 Please consider the environment before printing this e-mail.

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Wednesday, February 12, 2020 12:06 PM
To: Wolf, Mike <MWolf@washoecounty.us>
Subject: RE: WSUP20-0001 Fish Spring Solar

I've updated the conditions.

From: Wolf, Mike <MWolf@washoecounty.us>
Sent: Wednesday, February 12, 2020 11:53 AM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: WSUP20-0001 Fish Spring Solar

Dan

If it is not too late can I update the SUP conditions to the following?

1. The applicant must apply for and obtain a Dust Control Permit prior to commencement of the dust generating activity. In the Dust Control Permit application, the owner and/or operator shall designate a person responsible for compliance with the "District Board of Health Regulations Governing Air Quality Management." Failure to comply with the provisions of an approved Dust Control Permit shall be deemed a violation of this Rule. The Dust Control Permit will be valid for a period of 18 months and dust control plans must be valid during the "construction" of the project.
2. Before the expiration of the dust control permits for the project a written dust control plan

must be submitted to Washoe County Air Quality management describing how dust from the project will be control to comply with District regulations in perpetuity.

Thanks

Also will this email meet your need regarding memo?

Michael Wolf, CEM

Permitting and Enforcement Branch Chief | Air Quality Management Division | Washoe County Health District
mwolf@washoecounty.us | O: (775) 784-7206 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

OurCleanAir.com



 Please consider the environment before printing this e-mail.

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Monday, February 10, 2020 9:05 AM
To: Wolf, Mike <MWolf@washoecounty.us>
Subject: WSUP20-0001 Fish Spring Solar

Hi Mike,

I've attached the conditions from dodge flat below. I'd recommend adding the cost as a condition.

Regards,



Dan Cahalane

Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133
1001 E. Ninth St., Bldg A., Reno, NV 89512



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INITIAL REVIEW MEMORANDUM

TO: Dan Cahalane, Washoe County

FROM: Chris Tolley, TMRPA

DATE: January 30, 2020

SUBJECT: **TMRPA initial review of Washoe County case WSUP20-0001 (Fish Springs Solar)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WSUP20-0001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited submittal information provided through the January 24, 2020 revised Washoe County Application Review Memorandum I. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for an amendment to *Map 3 – Regional Utility Corridors & Sites* and a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

A 300 megawatt (MW) solar renewable energy use type on 2,191 acres. [The request is considered a project of regional significance for proposing an electric substation and transmission line that carries 60 kilovolts or more]. The site is located 45 miles north of Reno, in the southeastern Honey Lake Valley.

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not presently identified any potential conformance issues.

The proposal is subject to the Regional Plan policies for regional utility corridors and sites (listed below). Additionally, the proposal of a 300 MW solar renewable energy use, including an electric substation and transmission line that carries 60 kilovolts or more is considered a project of regional significance. The guidelines for the definition of a project of regional significance (also known as RPC Resolution 13-06) are located in Appendix 2 of the 2019 Truckee Meadows Regional (pages 146 – 149).

TMRPA Initial Review Memo
Washoe County case WSUP20-0001
Page 2

Relative Regional Plan policies

PF 11 – Regional Utility Corridor and Sites Regional Plan Amendment Requirements

Data and information related to Regional Plan implementation

Regional Land Designation: Rural Area (RA)

Development Constraint Areas (DCA): playa

Regional Utility Corridors: not located on the subject site, but proposed in the subject case

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

From: [Mark Freese](#)
To: [Cahalane, Daniel](#)
Subject: RE: January Agency Review Memo I
Date: Monday, February 10, 2020 3:12:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dan,

I apologize for the delay. Below is a list of our recommendations. Please let me know if you have any questions.

- We recommend avoiding construction activities December 1 – May 15, in those areas south of Fish Springs Road to avoid impacts to wintering mule deer and sage-grouse. It is especially important to avoid construction activities in areas within 3 miles of a lek (e.g. solar block unit 1) from March 1 – May 15 from 6 pm to 9 am to avoid lekking sage-grouse that are sensitive to noise. We recommend further noise analysis occur to determine potential impacts to sage-grouse during the nesting season (April 1 – June 30).
- We recommend participating in the Nevada State Conservation Credit System process.
- We recommend burring the transmission line to avoid predation impacts to sage-grouse. Research has demonstrated that sage-grouse in the Virginia Mountains are especially susceptible to predation, particularly by ravens due to increased anthropogenic infrastructure and raven subsidies. If the transmission line cannot be buried, we recommend discouraging raven nest building or perching on poles and infrastructure utilizing the stat of the art technologies. Furthermore, we recommend implementing a plan to eliminate or minimize raven food subsidy opportunities.
- Transmission lines and all electrical components should be designed, installed, and maintained in accordance with the Avian Power Line Interaction Committee’s (APLIC’s) Suggested Practices for Avian Protection on Power Lines (APLIC 2006) and Reducing Avian Collisions with Power Lines (APLIC 2012) to reduce the likelihood of large bird electrocutions and collisions.
- Water and shore birds and bats utilize the Honey Lake and Flanigan Playa Lakes seasonally. It has been hypothesized that some birds may mistake solar panels for a lake (i.e. termed “Lake Effect”) and attempt to land. Kagan et al. (2014) analyzed avian mortality at a photovoltaic solar power plant in California and documented mortalities for an array of water bird species, with the primary cause of death being blunt trauma (birds colliding with structures associated with the solar facility). As such, we recommend developing a monitoring plan to detect such impacts and a contingency plan to respond to these potential impacts in the event that

regular mortalities or large mortality events occur.

- Increased development typically results in increased scavengers and predators. To prevent this and the subsequent imbalance in predator's and prey in this area, we recommend storing trash and food in closed and secured containers, which would be removed as necessary, to reduce the attractiveness to scavengers and predators, particularly ravens. We also suggest promptly removing road-killed and incidentally killed wildlife within the project area.
- All surface disturbing activities should occur outside of the migratory bird nesting period (February 1 to August 15 for raptors and April 15 to July 15 for all other avian species). If surface disturbing activities are to occur during this period, pre-construction avian surveys would be conducted in appropriate habitats by qualified biologists prior to surface disturbing activities commencing. The exact area to be surveyed would be based on the scope of the surface disturbing. If ground disturbing activities do not take place within 14 days, the areas would need to be resurveyed. If nesting migratory birds are present, appropriate buffers determined by the NDOW, in coordination with the USFWS, would be applied until an approved biologist determines the young have fledged or the nest has failed.
- To prevent entrapment of wildlife, all steep-walled trenches, auger holes, or other excavations would be covered at the end of each day or when long breaks in construction activity are expected.
- Nevada is an arid state making water a valuable commodity and resource for wildlife. As such, we recommend that project proponents carefully plan where water will come from for project construction and operation. That is, please ensure that water remains available for wildlife in existing locations.
- NDOW encourages that a noxious and invasive species plan be developed and implemented to prevent the introduction and spread of undesirable species into adjacent habitat. Such a plan should include prevention measures, inventory, monitoring, and treatment. Noxious and invasive species plans ensure wildlife compatibility with new development by protecting and conserving adjacent habitat.
- Fire ignitions can result from construction and operation activities. Fires have occurred on rangelands in much of northern Nevada leading to cheatgrass (and other weeds) dominated areas. These cheatgrass dominated rangelands have reduced the quality and quantity of wildlife habitat. These areas are prone to burning and are easily ignited. NDOW recommends using the best management practices and other tools to reduce the risk of fire ignitions during construction and operation.
- We recommend having a reclamation/restoration plan in place so that at the projects end, solar panels and associated infrastructure are properly decommissioned and disposed of and the site is restored and improved to provide habitat for wildlife.

Thank you,

Mark

From: Mark Freese
Sent: Friday, January 24, 2020 12:40 PM
To: dcahalane@washoecounty.us
Subject: FW: January Agency Review Memo I

Dan,
Can I get an extension to provide comments on the Fish Springs Solar Special Use Permit until Feb. 7th?

Thank you,
Mark Freese

From: Stark, Katherine <KRStark@washoecounty.us>
Sent: Thursday, January 23, 2020 9:25 AM
To: Mark Freese <markfreese@ndow.org>
Cc: Stark, Katherine <KRStark@washoecounty.us>; Emerson, Kathy <KEmerson@washoecounty.us>
Subject: January Agency Review Memo I

Good morning,

Please find the attached Agency Review Memo with cases received in January by Washoe County Community Services Department, Planning and Building.

You've been asked to review the applications for **Items 2, 3, 4 & 5**. The item descriptions and links to the applications are provided in the memo.

For **Item 3**, please note: the applicant is Washoe County, and the blue links will not take you to a typical application. The blue link for the Master Plan Amendment and the blue link for the Regulatory Zone Amendment will both take you to the case description, as well as a map and a list of the affected APNs. Please ask the assigned Planners if you have any questions.

For **Item 5**, the link for the Master Plan Amendment and the link for the Regulatory Zone Amendment will take you to the same, combined application.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Thank you!

Katy Stark
Office Support Specialist, Planning and Building Division | Community Services
Department



krstark@washoecounty.us | Office: 775.328.3618 | Fax: 775.328.6133
1001 East Ninth Street, Bldg. A, Reno, NV 89512



Cahalane, Daniel

From: Koster, Eric <Eric.Koster@nexteraenergy.com>
Sent: Friday, February 14, 2020 2:48 PM
To: Cahalane, Daniel; Jonathan Rigg; John Berkich
Cc: Marshall, Jesse; Kruger, Alyssa
Subject: RE: Gerlach CAB meeting - Response.

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dan,

We appreciate you sending this over. I have provided responses for the items you listed from the CAB meeting below. Should you have any comments or questions please don't hesitate to reach out. We look forward to continuing to work with the county and the local residents on moving this project forward.

CAB member comments:

- Fire Impacts
 - Managing biological growth
 - Availability of water for fire protection
 - Recommendation that buildings be constructed of concrete to prevent ricochet bullets from penetrating the facility or starting a fire.
 - **Fish Springs Ranch Solar, LLC Response:** We appreciate the questions regarding fire safety as fire is a question that is posed for most of our solar projects. We will be long-term owner/operators of the project and have a vested interest in ensuring fires don't occur as a result of our facility or become impacted from outside fires. The project site will be designed, constructed, and operated to county code and fire requirements which includes appropriate defensible space. The landowner and Truckee Meadows Water Authority have fire hydrants on site for available water use. No actual buildings will be constructed on site. The energy storage system to be installed comes from the manufacturer in a specific enclosure with built-in fire suppression and containment systems. Therefore, concrete buildings are not feasible, but battery enclosures will have appropriate safety systems in place.
- Batteries
 - Type
 - Recycling
 - Potential for chemical leakages
 - **Fish Springs Ranch Solar, LLC Response:** The exact manufacturer and battery specifics won't be known until closer to construction when a selection is made. However, the battery will be lithium-ion based. As stated above, the energy storage system to be installed comes from the manufacturer in a specific enclosure with built-in fire suppression and containment systems. Battery life-cycles vary by manufacturer and use case and each manufacturer and state has different methods and requirements for disposal. In some cases batteries from a utility scale project can be re-used for other purposes that require less energy consumption. There are also several recycling processes that exist today; however, the technology is rapidly changing and the recycling process available at the end of the project life will likely be different than what is available today. In any case, we will meet all local, state, and federal requirements for battery disposal/recycling.

- Unmanned facility and maintenance
 - Maintenance of culverts
 - Frequency of maintenance of the facility
 - **Fish Springs Ranch Solar, LLC Response:** the facility is monitored through our SCADA system which monitors our entire fleet of energy facilities from a central location in Florida. Any time anomalies are discovered a technician is sent to the site to proactively address the potential concern, which lessens actual facility downtime. Additionally, maintenance staff will visit the site approximately every few months for general maintenance activities. Roads and culverts would be maintained to county standards and need to be maintained to a level that maintenance equipment can access the site when needed.
- Impacts of construction
 - Number of employees
 - Start date
 - Road impacts and mitigation measures
 - **Fish Springs Ranch Solar, LLC Response:** The project description includes an estimate of up to 400 workers at peak construction; however, that assumes full construction of 300 MW at one time. Currently only 100 MW will be constructed; therefore, approximately 250 workers will be on site at peak construction. Peak construction lasts for several months of the overall construction period which is anticipated to start around January 2021. All roads will be designed and maintained to county code. Further, roads must meet requirements for our equipment to be delivered to the site.
- Fence height and Security
 - Request to have the chain link fence not be slated by the CAB due to noise concerns with the wind and potential for the fence to be blown over
 - **Fish Springs Ranch Solar, LLC Response:** the project would be fenced with 8-ft (7-ft + 1-ft barbed wire) high chain-link fence to meet required electrical code. We agree that slatted fences can cause a nuisance and would prefer to install un-slatted chain-link fence.

Robert A Thomsen – Affected property owner:

- Lives approximately 260 yards north of the project
- Concerns over runoff as he lives downhill of the proposed facility
 - Maintenance of culverts
 - Seasonal stream beds along existing roadways
 - **Fish Springs Ranch Solar, LLC Response:** As stated above, we will maintain roads and culverts to county standards as well as standards required to adequately accommodate our equipment. A drainage report will be prepared and incorporated into final site design to meet county code. We would be interested in gathering information from Mr. Thomsen to help inform the design related to drainage in the area.
- Heat Island Effect
 - Potential damage to his trees
 - Potential to render neighboring land un-useable
 - **Fish Springs Ranch Solar, LLC Response:** Heat island effect related to solar development is a concept that has been brought up in recent years. There have been a number of utility scale solar projects build near residential areas as well as farms and similar developments. To our knowledge, none of these developments have indicated issues related to heat island. A recent solar project in Arizona was built across from a tree farm and similar concerns were raised about their trees that were within a few hundred feet of the project. To help address these concerns, Dr. Greg Barron-Gafford from the

University of Arizona provided information on his early studies of this effect which indicate that heat dissipates quickly once outside of the panels. He has continued this research (see attached) and has further determined that by 30m (100 ft) from the edge of panels any excess heat has dissipated. To further support these results, approximately 1.5 years after construction, the tree farm in Arizona has not shown signs of impacts from the facility.

- Potential security issues
 - History of theft by people from Doyle and Herlong
 - **Fish Springs Ranch Solar, LLC Response:** We appreciate the information about security concerns. We deal with this concern on many of our projects and will have appropriate security on site.

Best Regards,

Eric

Eric Koster
Environmental Project Manager
NextEra Energy Resources, LLC
949 Twilight Peak Ave
Henderson, Nevada 89012
702.335.2849
Eric.Koster@Nee.com



From: Cahalane, Daniel [mailto:DCahalane@washoecounty.us]
Sent: Friday, February 14, 2020 8:43 AM
To: Koster, Eric; Jonathan Rigg; John Berkich
Subject: Gerlach CAB meeting - Response.

CAUTION - EXTERNAL EMAIL

Hi Eric, Jonathan, and John,

Thank you for coming out to Gerlach Citizen Advisory Board meeting last night!
High Desert Area Plan policy HD 2.3 you are required to submit a statement regarding how the final proposal responds to the community input from the Citizen Advisory Board (CAB) meeting. I have attached my bulleted notes from the meeting regarding the concerns of the CAB below:

The CAB had concerns on the following topics:

- Fire Impacts
 - Managing biological growth
 - Availability of water for fire protection

- Recommendation that buildings be constructed of concrete to prevent ricochet bullets from penetrating the facility or starting a fire.
- Batteries
 - Type
 - Recycling
 - Potential for chemical leakages
- Unmanned facility and maintenance
 - Maintenance of culverts
 - Frequency of maintenance of the facility
- Impacts of construction
 - Number of employees
 - Start date
 - Road impacts and mitigation measures
- Fence height and Security
 - Request to have the chain link fence not be slated by the CAB due to noise concerns with the wind and potential for the fence to be blown over

Robert A Thomsen – Affected property owner.

- Lives
- 260 yards north of the project
- Concerns over runoff as he lives downhill of the proposed facility
 - Maintenance of culverts
 - Seasonal stream beds along existing roadways
- Heat Island Effect
 - Potential damage to his trees
 - Potential to render neighboring land un-useable
- Potential security issues
 - History of theft by people from Doyle and Herlong

I believe you addressed most of these comments during the CAB, but it is required regardless.

I would greatly appreciate it if you can send me your response by 4:00pm today as my staff report was due yesterday. I have provide an updated version of the conditions of approval clarifying the county's introduction language regarding NDOW's conditions and recommendations.

Thank you for your time and help on this.

Regards,



Dan Cahalane

Planner | Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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P.1

TO: DAN CAHALANE X-328-362B (362B) EXT
CONCERNING CASE # WSUP20-0001
FISH SPRINGS SOLAR

FROM: ROBERT THOMSEN (NEAREST RESIDENT)
APN # 074-062-50 -43 -51

I HAVE LIVED AT MY CURRENT RESIDENCE
(074-062-50) FOR 23.5 YEARS AND A
RESIDENT OF WASHOE COUNTY FOR 26 YEARS.
DURING THE LAST 23.5 YEARS ON PARCEL 50
I HAVE NOTICED THE WATER DRAINAGE
CHARACTERISTICS OF THE AREA PRIMARLY
WINNEMUCCA RANCH RD WHICH BECOMES RAINBOW
INDIAN LANE WHICH I HAVE MAINTAINED AND
WIDENED AND PAVED.

SECTION 33 WHICH IS BEHIND ME (SOUTH OF
PARCEL 50) HAS AN OLD DIAGONAL RD WHICH
SEEMS TO CARRY WATER TO THE NORTH WHEN
HEAVY RAIN OCCURS.

OF COURSE THE MOUNTAIN SIDE OF STATE
LINE PEAK ALSO FEEDS INTO IT ALONG WITH
THE EXTENT OF WINNEMUCCA RANCH RD. AND
THE SURROUNDING LAND SCAPE THIS BRINGS
WATER TO THE SOUTHERN AREA AND EASTERN

P-2

AREA OF MY PARCEL 50 WHICH ENCIRCLES MY HOME DRIVE WAY AND EVENTUALLY FLOWING WEST ON INDIAN LANE TO ACCUMULATE ON RAINBOW WHICH PROCEEDS NORTH TO FISH SPRINGS RD. AND RAINBOW INTERSECTION.

CLOSE EXAMINATION OF OUR ROAD STRUCTURE OF WINNEMUCCARANCH RD AND RAINBOW WILL REVEAL DRAINAGE DITCHES THAT ARE TOTALLY FULL OF SEDIMENT AND ALLOWING WATER A GREATER AREA (WIDTH) OF FLOW. THERE ARE CULVERTS BUT THE MAJORITY OF THEM ARE PLUGGED UP AND UNABLE TO FLOW. IN OTHER WORDS, NO ONE IS RESPONSIBLE FOR THERE MAINTANCE.

DUE TO A WEATHER PATTERN CHANGE THE LAST 3 YEARS, IVE NOTICED THE FOLLOWING:
A $\frac{1}{4}$ INCH RAIN IN ABOUT 4 HR WILL BE ABSORBED IN THE IMMEDIATE AREA WITH NO PUDDLING OR RUN OFF

A .5 INCH OF RAIN IN 4-6 HRS WILL GIVE YOU PUDDLING AND MINOR WATER IN LOW SPOTS AROUND THE HOME AND ROADWAYS. THE SURFACE LAYER OF SOIL BEGINS TO BECOME

P-3

Muddy.

3/4" + in 6-8 HRS IS TROUBLE - COUNTY
ROADS BECOME SLICK, MUDDY THE DITCHES
ON THE SIDE OF ROADS ARE FILLING UP.

AT MY HOME WATER IS UNABLE TO DISSAPATE
QUICKLY AND IT ENCIRCLES ME. EVENTUALLY
RUNNING DOWN THE DRIVE WAY TO INDIAN LAKE
AND PROCEED WEST TO RAMBOW. WHERE IT
ACCUMULATES THEN FLOWS NORTH TO FISH
SPRINGS RD. INTERSECTION, CROSSES AND PROCEEDS
NORTH. SEVERAL PEOPLE NORTH OF FISH SPRINGS
RD ARE EMPLOYED OUTSIDE OF THIS VALLEY AND
MUST LITERALLY SLUG IT OUT WITH MUD AND WATER
TO GET TO WORK.

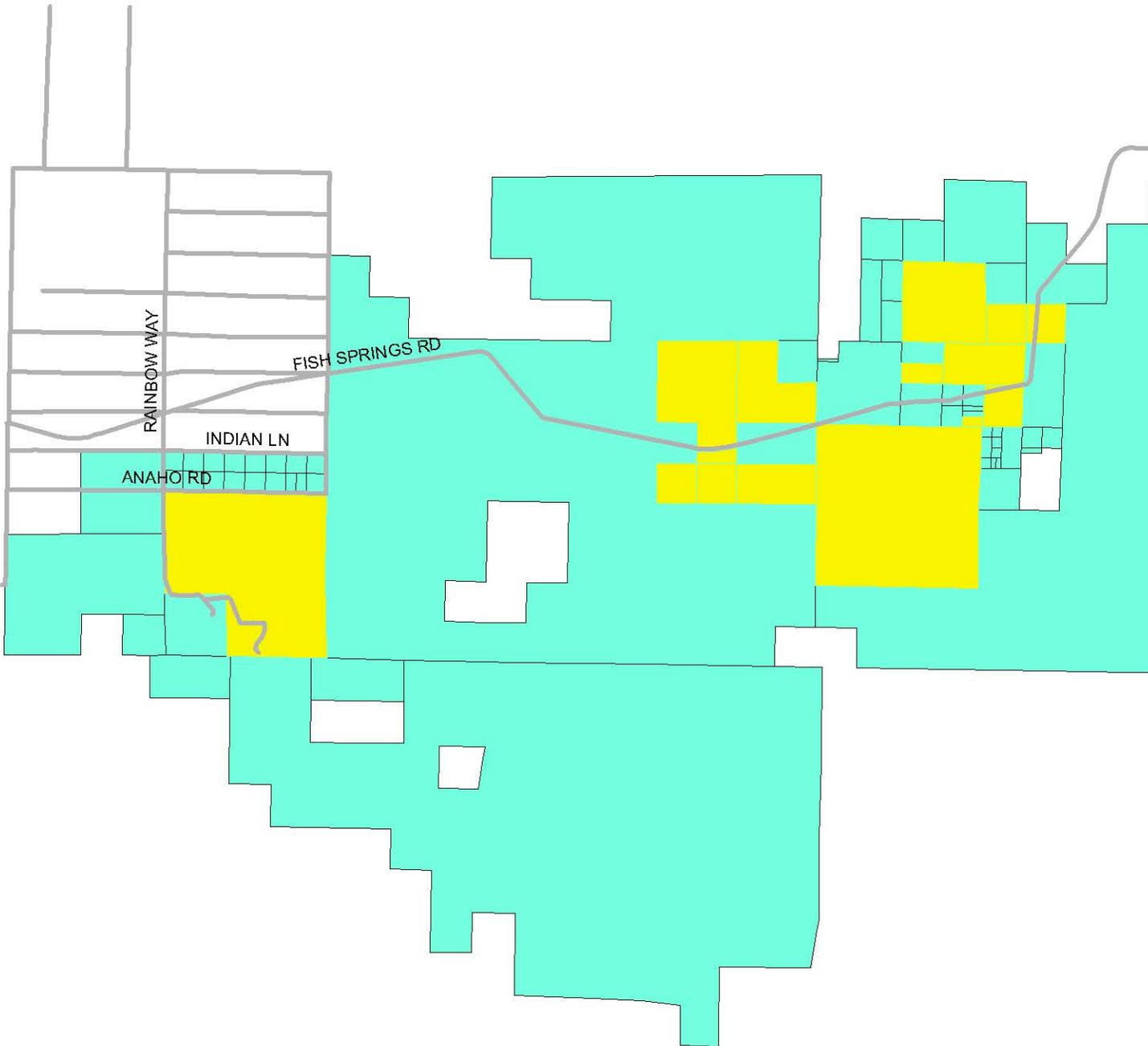
I HAVE NOTED THAT RAIN FALL SEEMS TO ADHERE
TO A PATTERN OF MOUNTAIN SHADOW EFFECT IN THE
AREA. WE ALSO RECEIVE SPOTTING RAIN IN THE
AREA. MY RAIN FALL FIGURES PREVIOUSLY MENTIONED
WERE TAKE FROM MY ACURITE WEATHER
STATION MONITOR. LAST YEARS RAIN FALL TOTAL
WAS 13.74 INCHES.

I FEEL THAT A POSSIBLE AVENUE OF WATER
DISPERSAL WOULD BE TO SEND IT TO THE NORTH
EAST OF SECTION 33 TO THE SEASONAL STREAM

P4

BED ON PUBLIC LANDS THAT TRAVELS NORTH
TO THE CULVERTS AT FISH SPRINGS RD AROUND
THE OLD ALFALFA FIELD AND TO THE PLYA,
FOR ABSORPTION + EVAPORATION.

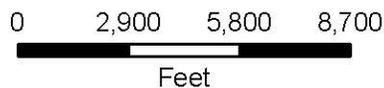
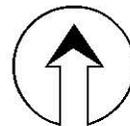
Respectfully submitted



WPSUP20-0001 Public Notice Map

Parcels noticed within 750 feet of subject property (30 pcls. min.)

-  Noticed Parcels
-  Subject Parcel



Community Services
Department, Planning
and Development



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Development Date: January, 2020

Special Use Permit Application

MEMORANDUM

To: Roger Pelham, Washoe County Planning and Development
From: Eric Koster, on behalf of Fish Springs Ranch Solar, LLC
Subject: Special Use Permit (SUP) Application Package for the Fish Springs Ranch Solar Energy Center Project
Date: January 15, 2020
cc: Jesse Marshall, NextEra Energy Resources

Dear Ms. Mullin,

Enclosed is the Special Use Permit (SUP) Application Package for the Fish Springs Ranch Solar Project in Washoe County, Nevada. Table 1, Development Application Submittal Requirements, has been provided to demonstrate applicability of SUP submittal requirements and current submittal status.

| Table 1 Development Application Submittal Requirements | | | |
|---|--|-------------------------|---|
| <i>No.</i> | <i>Submittal Requirements</i> | <i>Applicable (Y/N)</i> | <i>Status /Rationale (If Applicable)</i> |
| 1 | Fees: See Master Fee Schedule. Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County. | Y | A check in the amount of \$4,036.52 is made payable to Washoe County and enclosed per the Master Fee Schedule |
| 2 | Development Application: A completed Washoe County Development Application form. | Y | Enclosed |
| 3 | Owner Affidavit: The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request. | Y | Enclosed: Attachment B |
| 4 | Proof of Property Tax Payment: The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property | Y | Enclosed: Attachment C |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

| | | | |
|---|--|---|------------------------|
| | taxes for the current quarter of the fiscal year on the land have been paid. | | |
| 5 | Application Materials: The completed Special Use Permit Application materials. | Y | Enclosed |
| 6 | <p>Title Report: A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:</p> <ul style="list-style-type: none"> • Name and address of property owners. • Legal description of property. • Description of all easements and/or deed restrictions. • Description of all liens against property • Description of all liens against property • Any covenants, conditions and restrictions (CC&Rs) that apply. <p>Submit Title Report with “Original Packet” only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.</p> | Y | Enclosed: Attachment D |
| 7 | <p>Proposed Site Plan Specifications (Special Use Permit and Stables):</p> <p>a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’) showing all streets and ingress/egress to the property.</p> <p>b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.</p> <p>c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.</p> | Y | Enclosed: Attachment F |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

| | | | |
|---|--|---|--|
| | <p>d. Show locations of parking, landscaping, signage and lighting.</p> <p>e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.</p> | | |
| 8 | Existing Site Specifications (Special Use Permit and Stables) | N | N/A – No horse uses proposed. |
| 9 | <p>Site Plan Specifications (Grading):</p> <p>a. Vicinity map showing the proposed project in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map may be part of the site plan.</p> <p>b. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets, and the name of person preparing the plans.</p> <p>c. Location and limits of all work to be done.</p> <p>d. Existing contours and proposed contours.</p> <p>e. Location of all proposed and existing structures.</p> <p>f. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site’s parcel boundary.</p> <p>g. Existing draining (natural and man-made) and proposed drainage patterns.</p> <p>h. Sufficient elevation data to show the drainage will work as proposed.</p> <p>i. Quantities of excavation, fill and disturbed surface area shall be calculated and shown on the site plan. Areas under buildings and pavement need not be included in these calculations.</p> <p>j. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.</p> | N | A grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project. |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

| | | | |
|----|---|---|--|
| | <ul style="list-style-type: none"> k. Limiting dimensions of cut and fill. l. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days. m. Cut and fill slopes setback from the property boundary. n. Structure setbacks from a slope. o. Location of areas with existing slopes greater than fifteen percent (15%) and thirty percent (30%). p. Boundary of any wetland areas and/or floodplains q. Significant Hydrologic Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code. | | |
| 10 | Grading: In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. Cross sections must be provided at a minimum of two key locations. | N | A grading plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project. |
| 11 | Traffic Impact Report (Special Use Permit and Stables): Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Engineering and Capital Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report. | N | A Traffic Impact Report is not required for a solar facility. |
| 12 | Landscaping: Landscape plans may be required, for stables. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location | N | Landscaping not required for a solar facility. |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

| | | | |
|----|--|---|---|
| | <p>of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.</p> <p>a. Planting Plan Specifications: The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.</p> <ul style="list-style-type: none"> o Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend. o Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc. o Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol. o Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only). | | |
| 13 | <p>Signage Plan: The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage.</p> | N | <p>A signage plan will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project.</p> |
| 14 | <p>Lighting Plan: Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security</p> | N | <p>A lighting plan will be prepared at a future date when engineering,</p> |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

| | | | |
|--|--|---|---|
| | lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code. | | procurement construction contractor (EPC) is selected to design/build the proposed project. |
| 15 | Building Elevations: All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented. | Y | Enclosed: Preliminary building elevations are provided in Attachment F. Final building elevations will be prepared at a future date when engineering, procurement construction contractor (EPC) is selected to design/build the proposed project. |
| 16 | Packets: Four (4) packets and a flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Two (2) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such. | Y | Enclosed |
| <p>Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.</p> <p>(ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Development and/or Engineering and Capital Projects.</p> <p>(iii) All oversized maps and plans must be folded to a 9" x 12" size.</p> <p>(iv) Labels: The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).</p> | | | |

Memorandum

Subject: Fish Springs Solar Energy Center Special Use Permit Application

(v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.**

(vi) Please be advised that the Washoe County Director of Planning and Development or his designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Please contact Eric Koster at 702-335-2849 with questions related to this submittal.

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Special Use Permits

Washoe County Code (WCC) Chapter 110, Article 810, Special Use Permit, provides a method of reviewing proposed uses as listed in Article 302, Allowed Uses, which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation systems, or public facilities in the vicinity. The Planning Commission, Board of Adjustment, or Hearing Examiner may require conditions of approval necessary to eliminate or minimize, to an acceptable level, any potentially adverse effects of the use. See WCC 110.810, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Service Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Special Use Permit Application materials.
6. **Proposed Site Plan Specifications (Special Use Permit and Stables):**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all existing and proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells and well houses, septic systems and leach fields, overhead utilities, water and sewer lines, and all existing and proposed easements.
 - d. Show locations of parking, landscaping, signage and lighting.
 - e. The cross sections of all rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
 - f. Property boundary lines, distances and bearings.
 - g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
 - h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
 - i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - j. Existing and proposed roads, trails or rights-of-way within the development shall be designated on the map. Topography and existing developments within three hundred (300) feet must also be shown on the map.

- k. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- l. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- m. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- n. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- o. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- p. Boundary of any wetland areas and/or floodplains within the project site.
- q. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- r. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. **Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
 - b. Existing contours and proposed contours.
 - c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
 - d. Existing draining (natural and man-made) and proposed drainage patterns.
 - e. Sufficient elevation data to show the drainage will work as proposed.
 - f. Quantities of excavation fill and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
 - g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
 - h. Limiting dimensions of cut and fill.
 - i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
 - j. Cut and fill slopes setback from the property boundary.
 - k. Structure setbacks from a slope.
8. **Grading:** In accordance with the grading provisions of Washoe County Code, Article 438, if the thresholds for a grading permit are met or exceeded, the grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc.) and drainage channels and the direction of flow. **Cross sections must be provided at a minimum of two key locations.**
9. **Traffic Impact Report (Special Use Permit and Stables):** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Washoe County Engineering and Capital Projects staff prior to preparing a traffic impact report.
10. **Landscaping:** Landscape plans may be required, for **stables**. Landscape plans may include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.
- a. **Planting Plan Specifications:** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60, Planting Standards.

- Proposed Tree Locations. Individual trees shall be graphically depicted in the proposed locations; trees shall be identified as either evergreen or deciduous; trees shall be individually labeled or coded and cross referenced to the proposed plant species in the plant legend.
 - Proposed Plant Material. The preliminary plan must identify where, and a square footage amount for, one or all of the following items: trees, mulch (rock, DG or bark), seeded areas, etc.
 - Existing On-Site Vegetation. In the case of large strands of trees and shrubs, individual locations may be identified with a revision cloud symbol. Smaller numbers or strands of trees (six (6) inch caliper and greater) shall be identified individually. Shrub areas and other forms of vegetation such as grasses shall be identified with a revision cloud symbol.
 - Plant Legend. Legend shall include all proposed plant material, including the following: common name, botanical name, size at planting, spacing and quantity (of trees only).
 - Landscape Area Legend. A summary of proposed areas and their square footages shall include: lawn, existing and or proposed paving, existing trees to be preserved, existing trees to be removed and the amount of proposed shrubs.
- b. **Irrigation Plan Specifications:** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65, Irrigation Standards.
- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
 - Temporary or permanent water irrigation systems.
 - Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
 - An approved backflow prevention device is required on all landscape irrigation systems.
11. **Signage Plan:** The signage plans shall include sign elevations and delineate location, height, style, dimensions, intensity of sign lighting and finish of any proposed signage:
12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.
13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.
14. **Packets:** Six (6) packets and a flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Four (4) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) **Labels:** The applicant is required to submit three (3) sets of mailing labels for every tenant residing in a mobile home park that is within five hundred (500) feet of the

proposed project (or within seven hundred fifty (750) feet of the proposed project if the proposed project is a project of regional significance).

- (v) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. **No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.**
- (vi) Please be advised that the Washoe County Director of Planning and Building or their designee, Washoe County Board of Adjustment, and/or Washoe County Planning Commission have the ability to determine an application incomplete if they cannot ascertain what the applicant is requesting, or if there is insufficient information to determine a favorable outcome.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

| | | | |
|---|-----------------|---|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: | | | |
| Project Description: | | | |
| Project Address: | | | |
| Project Area (acres or square feet): | | | |
| Project Location (with point of reference to major cross streets AND area locator): | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: | | Name: | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: Fax: | | Phone: Fax: | |
| Email: | | Email: | |
| Cell: Other: | | Cell: Other: | |
| Contact Person: | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: | | Name: | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: Fax: | | Phone: Fax: | |
| Email: | | Email: | |
| Cell: Other: | | Cell: Other: | |
| Contact Person: | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: Initial: | | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

9. Utilities:

| | |
|---------------------------------|--|
| a. Sewer Service | |
| b. Electrical Service | |
| c. Telephone Service | |
| d. LPG or Natural Gas Service | |
| e. Solid Waste Disposal Service | |
| f. Cable Television Service | |
| g. Water Service | |

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

| | | | |
|--------------------|--|--------------------|--|
| h. Permit # | | acre-feet per year | |
| i. Certificate # | | acre-feet per year | |
| j. Surface Claim # | | acre-feet per year | |
| k. Other # | | acre-feet per year | |

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

| | |
|-------------------------|--|
| a. Fire Station | |
| b. Health Care Facility | |
| c. Elementary School | |
| d. Middle School | |
| e. High School | |
| f. Parks | |
| g. Library | |
| h. Citifare Bus Stop | |

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

| | | |
|-----|-------------------------------------|--|
| Yes | <input checked="" type="radio"/> No | If yes, how tall is the berm at its highest? |
|-----|-------------------------------------|--|

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

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17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

| | | |
|-----|-------------------------------------|-------------------------------|
| Yes | <input checked="" type="radio"/> No | If yes, please attach a copy. |
|-----|-------------------------------------|-------------------------------|

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

| |
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| |
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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

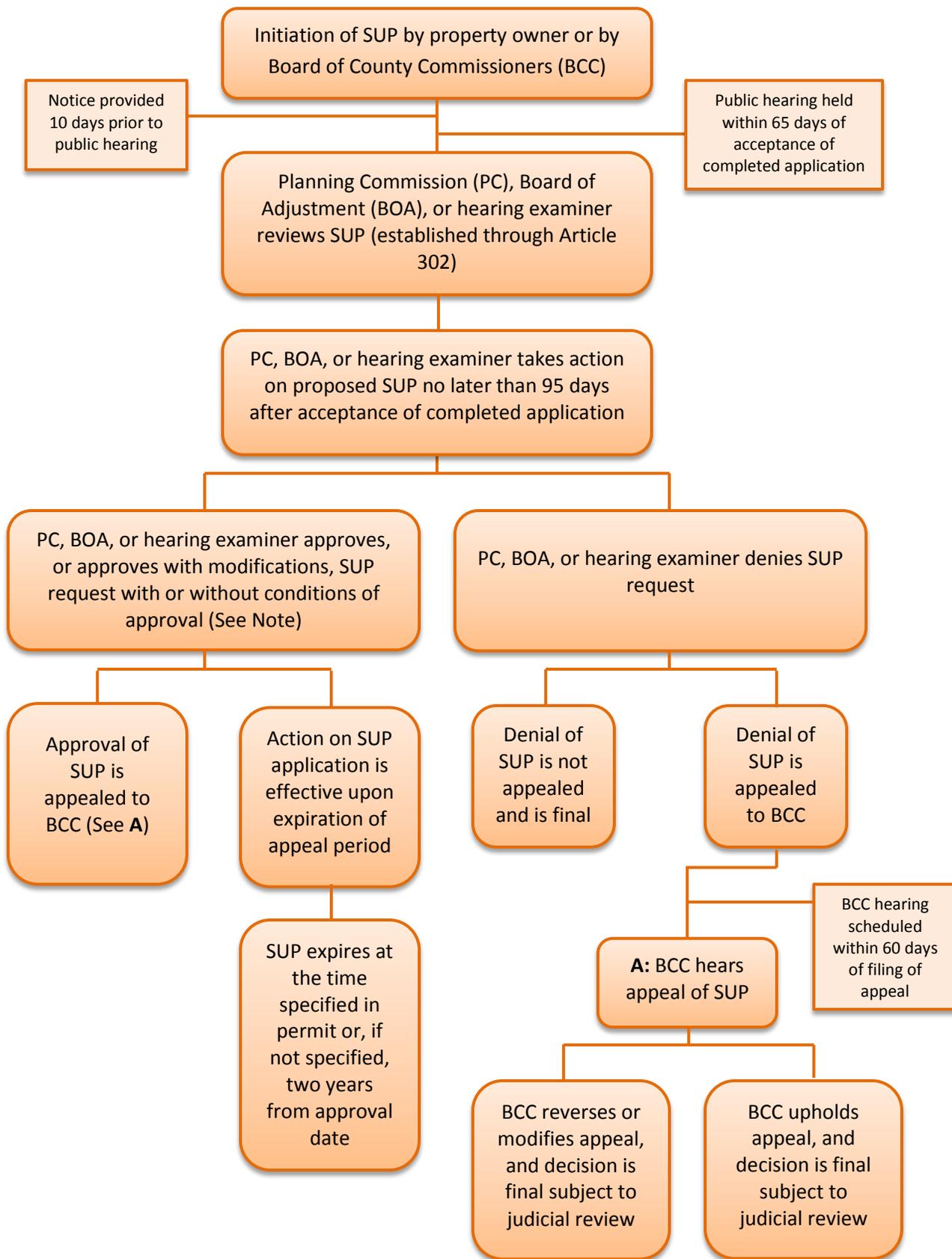
19. Community Sewer

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

20. Community Water

| | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Special Use Permit (SUP) – Article 810



Note: If the SUP approval is for a project of regional significance, then the Regional Planning Commission and/or the Regional Planning Governing Board must take final action on the project before a permit for development or use of the property pursuant to the SUP shall be issued.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

| 2019 PUBLIC HEARING APPLICATION AND MEETING DATES | | | | | | | | | |
|---|------------------------|---------------------|------------------------|-----------------------------|------------------------|------------------------|------------------------|-------------|---------------------------|
| PLANNING COMMISSION | | BOARD OF ADJUSTMENT | | PARCEL MAP REVIEW COMMITTEE | | MASTER PLAN AMENDMENTS | | | |
| Intake Date | Tentative Meeting Date | Intake Date | Tentative Meeting Date | Intake Date | Tentative Meeting Date | Intake Date | Tentative Meeting Date | Intake Date | Tentative PC Meeting Date |
| 11/15/2018 | 01/02/2019 | | | 11/15/2018 | 01/10/2019 | | | | |
| 12/15/2018 | 02/05/2019 | 12/15/2018 | 02/07/2019 | 12/15/2018 | 02/14/2019 | | | | |
| 01/15/2019 | 03/05/2019 | 01/15/2019 | 03/07/2019 | 01/15/2019 | 03/14/2019 | 01/15/2019 | TBD | | |
| 02/15/2019 | 04/02/2019 | 02/15/2019 | 04/04/2019 | 02/15/2019 | 04/11/2019 | | | | |
| 03/15/2019 | 05/07/2019 | 03/15/2019 | 05/02/2019 | 03/15/2019 | 05/09/2019 | | | | |
| 04/15/2019 | 06/04/2019 | 04/15/2019 | 06/06/2019 | 04/15/2019 | 06/13/2019 | | | | |
| 05/15/2019 | 07/02/2019 | 05/15/2019 | ? | 05/15/2019 | 07/11/2019 | 05/15/2019 | TBD | | |
| 06/17/2019 | 08/06/2019 | 06/17/2019 | 08/01/2019 | 06/17/2019 | 08/08/2019 | | | | |
| 07/15/2019 | 09/03/2019 | | | 07/15/2019 | 09/12/2019 | | | | |
| 08/15/2019 | 10/01/2019 | 08/15/2019 | 10/03/2019 | 08/15/2019 | 10/10/2019 | | | | |
| 09/16/2019 | 11/05/2019 | | | 09/16/2019 | 11/14/2019 | 09/16/2019 | TBD | | |
| 10/15/2019 | 12/03/2019 | 10/15/2019 | 12/05/2019 | 10/15/2019 | 12/12/2019 | | | | |
| 11/15/2019 | 01/07/2020 | | | 11/15/2019 | 01/09/2020 | | | | |
| 12/16/2019 | 02/04/2020 | 12/16/2019 | 02/06/2020 | 12/16/2019 | 02/13/2020 | | | | |

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
Applications accepted by CSD, Planning and Building

| APPLICATIONS | COMMUNITY SERVICES DEPARTMENT FEES | | | | | | | | | | HEALTH FEES | | |
|---|------------------------------------|----------|----------|-------------|-----------|---------|-------|-------|----------|--------|-----------------|--|--|
| | Planning | | | Engineering | | | | Parks | | | Health District | | |
| | PLANNING | NOTICING | RTF | ENGINEERING | UTILITIES | RTF | PARKS | RTF | ENVIRON. | VECTOR | TOTAL | | |
| ABANDONMENT | | | | | | | | | | | | | |
| Not Tahoe | \$1,111 | \$200 | \$52.44 | \$195 | \$26 | \$8.84 | - | | \$180 | - | \$1,773.28 | | |
| Tahoe | \$1,111 | \$200 | \$52.44 | \$195 | - | \$7.80 | - | | \$180 | - | \$1,746.24 | | |
| ADMINISTRATIVE PERMIT | | | | | | | | | | | | | |
| Not Tahoe | \$1,265 | \$200 | \$58.60 | \$65 | \$38 | \$4.12 | - | | \$180 | \$309 | \$2,119.72 | | |
| Tahoe | \$1,265 | \$200 | \$58.60 | \$65 | - | \$2.60 | - | | \$180 | \$309 | \$2,080.20 | | |
| AGRICULTURAL EXEMPTION LAND DIVISION | | | | | | | | | | | | | |
| | \$250 | - | \$10.00 | \$500 | - | \$20.00 | - | | \$1,864 | - | \$2,644.00 | | |
| AMENDMENT OF CONDITIONS | | | | | | | | | | | | | |
| | \$700 | \$200 | \$36.00 | \$390 | - | \$15.60 | - | | - | - | \$1,341.60 | | |
| APPEALS/INITATION OF REVOCATION | | | | | | | | | | | | | |
| No Map | \$803 | \$200 | \$40.12 | - | - | | - | | - | - | \$1,043.12 | | |
| With Map | \$803 | \$200 | \$40.12 | \$390 | - | \$15.60 | - | | - | - | \$1,448.72 | | |
| Administrative/Code Enforcement Decision | - | - | | - | - | | - | | - | - | \$0.00 | | |
| BOUNDARY LINE ADJUSTMENT | | | | | | | | | | | | | |
| Not Tahoe | \$51 | - | \$2.04 | \$268 | \$38 | \$12.24 | - | | \$180 | - | \$551.28 | | |
| Tahoe | \$51 | - | \$2.04 | \$268 | - | \$10.72 | - | | \$180 | - | \$511.76 | | |
| COOPERATIVE PLANNING | | | | | | | | | | | | | |
| | \$1,230 | - | \$49.20 | - | - | | - | | - | - | \$1,279.20 | | |
| DETACHED ACCESSORY DWELLING ADMIN REVIEW | | | | | | | | | | | | | |
| Not Tahoe | \$1,000 | \$200 | \$48.00 | \$65 | \$203 | \$10.72 | - | | \$592 | - | \$2,118.72 | | |
| Tahoe | \$1,000 | \$200 | \$48.00 | \$121 | - | \$4.84 | - | | \$592 | - | \$1,965.84 | | |
| DEVELOPMENT AGREEMENT | | | | | | | | | | | | | |
| Less Than 5 Parcels | \$3,500 | \$200 | \$148.00 | - | - | | - | | \$592 | \$233 | \$4,673.00 | | |
| 5 or More Parcels (See Note 1) | \$5,000 | \$200 | \$208.00 | - | - | | - | | \$592 | \$233 | \$6,233.00 | | |
| DEVELOPMENT CODE AMENDMENT | | | | | | | | | | | | | |
| | \$2,242 | \$200 | \$97.68 | \$1,299 | - | \$51.96 | - | | - | - | \$3,890.64 | | |
| DIRECTOR'S MODIFICATION OF STANDARDS | | | | | | | | | | | | | |
| | \$338 | - | \$13.52 | - | - | | - | | - | - | \$351.52 | | |
| DISPLAY VEHICLES | | | | | | | | | | | | | |
| | \$65 | - | \$2.60 | - | - | | - | | \$180 | - | \$247.60 | | |

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

| | COMMUNITY SERVICES DEPARTMENT FEES | | | | | | | | | | HEALTH FEES | |
|---|------------------------------------|----------|----------|-------------|-----------|----------|-------|--------|----------|-----------------|-------------|-------|
| | Planning | | | Engineering | | | Parks | | | Health District | | TOTAL |
| | PLANNING | NOTICING | RTF | ENGINEERING | UTILITIES | RTF | PARKS | RTF | ENVIRON. | VECTOR | | |
| APPLICATIONS | | | | | | | | | | | | |
| DIVISION OF LAND INTO LARGE PARCELS (See Note 2) | \$252 | - | \$10.08 | \$416 | \$35 | \$18.04 | - | - | \$47 | - | \$778.12 | |
| EXTENSION OF TIME REQUESTS | | | | | | | | | | | | |
| Subdivision | \$340 | - | \$13.60 | - | - | - | - | - | - | - | \$353.60 | |
| Not Subdivision | \$546 | - | \$21.84 | - | - | - | - | - | - | - | \$567.84 | |
| MASTER PLAN AMENDMENT | | | | | | | | | | | | |
| Not Tahoe | \$3,576 | \$400 | \$159.04 | \$54 | \$2,549 | \$104.12 | - | - | \$438 | - | \$7,280.16 | |
| Tahoe | \$3,576 | \$400 | \$159.04 | \$54 | - | \$2.16 | - | - | \$438 | - | \$4,629.20 | |
| NOTICING, ADDITIONAL OR RE-NOTICING AT APPLICANT'S REQUEST | \$52 | - | - | - | - | - | - | - | - | - | \$52.00 | |
| REGULATORY ZONE AMENDMENT | | | | | | | | | | | | |
| Not Tahoe | \$2,481 | \$200 | \$107.24 | \$54 | \$2,549 | \$104.12 | - | - | \$592 | - | \$6,087.36 | |
| Tahoe | \$2,481 | \$200 | \$107.24 | \$54 | - | \$2.16 | - | - | \$592 | - | \$3,436.40 | |
| REGULATORY ZONE AMENDMENT (Article 442, Specific Plan) | | | | | | | | | | | | |
| Not Tahoe | \$3,449 | \$200 | \$145.96 | \$1,039 | \$1,274 | \$92.52 | \$65 | \$2.60 | \$592 | - | \$6,860.08 | |
| Tahoe | \$3,449 | \$200 | \$145.96 | \$1,039 | - | \$41.56 | \$65 | \$2.60 | \$592 | - | \$5,535.12 | |
| REINSPECTION FEE | - | - | - | - | - | - | - | - | - | - | \$50/hr. | |
| RESEARCH/COPIES | - | - | - | - | - | - | - | - | - | - | Note 3 | |
| SIGN PERMIT INSPECTION - (Permanent or Temporary) | | | | | | | | | | | | |
| SPECIAL USE PERMIT | | | | | | | | | | | | |
| Residential | | | | | | | | | | | | |
| Not Tahoe | \$1,162 | \$200 | \$54.48 | \$65 | \$203 | \$10.72 | - | - | \$592 | - | \$2,287.20 | |
| Tahoe | \$1,162 | \$200 | \$54.48 | \$65 | - | \$2.60 | - | - | \$592 | - | \$2,076.08 | |
| With Environmental Impact Statement | \$1,162 | - | \$46.48 | - | - | - | - | - | - | - | \$1,208.48 | |
| Commercial, Industrial, Civic | | | | | | | | | | | | |
| Minor (See Note 6) | \$2,165 | \$200 | \$94.60 | \$130 | \$203 | \$13.32 | - | - | \$592 | \$233 | \$3,630.92 | |
| Major (See Note 6) | \$2,165 | \$200 | \$94.60 | \$520 | \$203 | \$28.92 | - | - | \$592 | \$233 | \$4,036.52 | |
| Tahoe Minor (See Note 6) | \$2,165 | \$200 | \$94.60 | \$130 | - | \$5.20 | - | - | \$592 | \$233 | \$3,419.80 | |
| Tahoe Major (See Note 6) | \$2,165 | \$200 | \$94.60 | \$520 | - | \$20.80 | - | - | \$592 | \$233 | \$3,825.40 | |
| With Environmental Impact Statement | \$2,240 | - | \$89.60 | - | - | - | - | - | - | - | \$2,329.60 | |

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

| APPLICATIONS | COMMUNITY SERVICES DEPARTMENT FEES | | | | | | | | | | HEALTH FEES | | | |
|---|------------------------------------|----------|----------|-------------|-----------|----------|-------|--------|----------|--------|-----------------|----------|--------|------------|
| | Planning | | | Engineering | | | | Parks | | | Health District | | | |
| | PLANNING | NOTICING | RTF | ENGINEERING | UTILITIES | RTF | PARKS | RTF | ENVIRON. | VECTOR | TOTAL | ENVIRON. | VECTOR | TOTAL |
| | | | | | | | | | | | | | | |
| TENTATIVE PARCEL MAP/PARCEL MAP WAIVER | | | | | | | | | | | | | | |
| No System | \$803 | \$200 | \$40.12 | \$345 | \$68 | \$16.52 | - | | \$1,864 | - | | | | \$3,336.64 |
| 1 System (Sewer) | \$803 | \$200 | \$40.12 | \$345 | \$153 | \$19.92 | - | | \$798 | - | | | | \$2,359.04 |
| 1 System (Water) | \$803 | \$200 | \$40.12 | \$345 | \$153 | \$19.92 | - | | \$1,864 | - | | | | \$3,425.04 |
| 2 Systems (Water and Sewer) | \$803 | \$200 | \$40.12 | \$345 | \$203 | \$21.92 | - | | \$798 | - | | | | \$2,411.04 |
| Tahoe (Sewer) | \$803 | \$200 | \$40.12 | \$345 | - | \$13.80 | - | | \$798 | - | | | | \$2,199.92 |
| Sun Valley (No WC Utilities) | \$803 | \$200 | \$40.12 | \$345 | \$51 | \$15.84 | - | | \$798 | - | | | | \$2,252.96 |
| TENTATIVE SUBDIVISION MAP (See Note 5) | | | | | | | | | | | | | | |
| No System | \$2,422 | \$200 | \$104.88 | \$1,299 | - | \$51.96 | \$129 | \$5.16 | \$2,448 | \$384 | | | | \$7,044.00 |
| 1 System (Sewer) | \$2,422 | \$200 | \$104.88 | \$1,299 | \$2,039 | \$133.52 | \$129 | \$5.16 | \$901 | \$384 | | | | \$7,617.56 |
| 1 System (Water) | \$2,422 | \$200 | \$104.88 | \$1,299 | \$1,019 | \$92.72 | \$129 | \$5.16 | \$2,448 | \$384 | | | | \$8,103.76 |
| 2 Systems (Water and Sewer) | \$2,422 | \$200 | \$104.88 | \$1,299 | \$3,059 | \$174.32 | \$129 | \$5.16 | \$901 | \$384 | | | | \$8,678.36 |
| Tahoe (Sewer) | \$2,422 | \$200 | \$104.88 | \$1,299 | - | \$51.96 | \$129 | \$5.16 | \$901 | \$384 | | | | \$5,497.00 |
| With Hillside Ordinance - ADD | \$2,422 | - | \$96.88 | - | - | | - | | - | - | | | | \$2,518.88 |
| With Significant Hydrologic Resource - ADD | \$2,422 | - | \$96.88 | - | - | | - | | - | - | | | | \$2,518.88 |
| With Common Open Space - ADD | \$2,422 | - | \$96.88 | - | - | | - | | - | - | | | | \$2,518.88 |
| TRUCKEE MEADOWS REGIONAL PLANNING AGENCY | | | | | | | | | | | | | | |
| NOTICING FEE | | | | | | | | | | | | | | |
| See Note 4 | | | | | | | | | | | | | | |
| VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL | | | | | | | | | | | | | | |
| Not Tahoe | \$1,060 | \$200 | \$50.40 | \$65 | \$26 | \$3.64 | - | | \$180 | - | | | | \$1,585.04 |
| Tahoe | \$1,060 | \$200 | \$50.40 | \$65 | - | \$2.60 | - | | \$180 | - | | | | \$1,558.00 |

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only. (Excludes RTF)

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

NOTE 6: The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities: limited and unlimited; hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

DEVELOPMENT CODE (Washoe County Code Chapter 110) MASTER FEE SCHEDULE

Applications accepted by CSD, Engineering and Capital Projects

| APPLICATIONS | COMMUNITY SERVICES DEPARTMENT FEES | | | | | | | | | | | HEALTH FEES | |
|--|------------------------------------|----------|---------|-------------|-----------|----------|-------|-------|---------|----------|--------|-----------------|--|
| | Planning | | | Engineering | | | | Parks | | | | Health District | |
| | PLANNING | NOTICING | RTF | ENGINEERING | UTILITIES | RTF | PARKS | RTF | RTF | ENVIRON. | VECTOR | TOTAL | |
| AMENDMENT OF MAP (MINOR) (NRS 278.473) | - | - | | \$70 | - | \$2.80 | - | | - | - | - | \$72.80 | |
| AMENDMENT OF MAP (MAJOR) (NRS 278.480) (See Note 7) | | | | | | | | | | | | | |
| With Sewer | \$520 | - | | \$429 | - | | - | | \$901 | \$384 | | \$2,234.00 | |
| No Sewer | \$520 | - | | \$429 | - | | - | | \$2,448 | \$384 | | \$3,781.00 | |
| CONSTRUCTION PLAN REVIEW (See Note 7) | | | | | | | | | | | | | |
| With Catch Basin | \$308 | - | | \$1,949 | - | | - | | \$283 | \$685 | | \$3,225.00 | |
| Without Catch Basin | \$308 | - | | \$1,949 | - | | - | | \$283 | \$535 | | \$3,075.00 | |
| FINAL SUBDIVISION MAP (See Note 8) | | | | | | | | | | | | | |
| Not Tahoe without Construction Plan | \$520 | - | \$20.80 | \$780 | \$102 | \$35.28 | - | | \$592 | - | | \$2,050.08 | |
| Not Tahoe with Construction Plan with Catch Basin | \$828 | - | \$33.12 | \$2,729 | \$102 | \$113.24 | - | | \$592 | - | | \$4,397.36 | |
| Not Tahoe with Construction Plan without Catch Basin | \$828 | - | \$33.12 | \$2,729 | \$102 | \$113.24 | - | | \$592 | - | | \$4,397.36 | |
| Tahoe without Construction Plan | \$520 | - | \$20.80 | \$780 | - | \$31.20 | - | | \$592 | - | | \$1,944.00 | |
| Tahoe with Construction Plan with Catch Basin | \$828 | - | \$33.12 | \$2,729 | - | \$109.16 | - | | \$592 | - | | \$4,291.28 | |
| Tahoe with Construction Plan without Catch Basin | \$828 | - | \$33.12 | \$2,729 | - | \$109.16 | - | | \$592 | - | | \$4,291.28 | |
| With Hillside Ordinance - ADD | \$520 | - | \$20.80 | - | - | | - | | - | - | | \$540.80 | |
| With a Significant Hydrologic Resource - ADD | \$520 | - | \$20.80 | - | - | | - | | - | - | | \$540.80 | |
| With CC&Rs - ADD | \$520 | - | \$20.80 | - | - | | - | | - | - | | \$540.80 | |
| REVERSION TO ACREAGE | | | | | | | | | | | | | |
| Not Tahoe | \$51 | - | \$2.04 | \$215 | \$26 | \$9.64 | - | | \$180 | - | | \$483.68 | |
| Tahoe | \$51 | - | \$2.04 | \$215 | - | \$8.60 | - | | \$180 | - | | \$456.64 | |

NOTE 7: This application applies to construction plans that are not submitted as part of a Final Subdivision Map. The stand-alone Construction Plan Review application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

NOTE 8: Contact the Engineering and Capital Projects Division for Technical Map Check fees. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

RTF = Regional Technology Fee. Adopted by the BCC on June 28, 2016 and is effective when the Regional License Platform (Accela) goes live. The RTF is 4% of each fee component. Health RTFs are included as a component of the Health fee.

MASTER STORM WATER INSPECTION FEE SCHEDULE (Article 421)
Inspection of Storm Water Quality Controls

| INSPECTION FEES | |
|---|-----------------------------|
| CHARGES FOR PROJECT DURATION AND/OR LOCATION (See Note 9) | CHARGES PER ACRE |
| 0 - 6 Months Construction | \$30 |
| 7 - 12 Months Construction | \$60 |
| 13 - 18 Months Construction | \$90 |
| 19 - 24 Months Construction | \$120 |
| Over 24 Months Construction | \$190 |
| Project within 1,000 feet of a FEMA Flood Zone A, AO, or AE | Additional \$30 |
| Projects of less than one acre but are deemed sensitive/permitted by NDEP | Additional \$30 |
| ADMINISTRATIVE SERVICE FEE (See Note 9) | FOR EACH APPLICATION |
| Per Site | \$30 |

NOTE 9: The above listed fees shall be doubled if the construction activity is commenced prior to the issuance of the required permit and/or installation of the storm water controls. Payment of the double fee shall not preclude the County from taking any other enforcement actions within its authority. This application is not currently available through the Regional License and Permit Platform (Accela), so no regional technology fees (RTF) are charged. The RTF will be added once the application is available through the Platform (Accela).

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete.

Attachment A: Project Description



**Project Description
Fish Springs Ranch Solar Energy Center
Washoe County, Nevada**

Prepared for
Fish Springs Ranch Solar LLC

Prepared by
Dudek

January 2020

PROJECT DESCRIPTION
FISH SPRINGS RANCH SOLAR ENERGY CENTER

Prepared for

Fish Springs Ranch Solar LLC
700 Universe Boulevard
Juno Beach, Florida 33408

Prepared by

Dudek
8545 W. Warm Springs Road
Suite A-4, Box 334
Las Vegas, Nevada 89113

January 2020

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PROJECT DESCRIPTION

Summary

Fish Springs Ranch Solar, LLC (Applicant) proposes to construct, operate, and maintain the approximately 300-megawatt (MW) Fish Springs Ranch Solar Energy Center (FSRSEC) (proposed project) in Washoe County, Nevada (see Figures 1, 2, and 3). The proposed project is expected to be constructed in multiple phases (Phase I will last approximately 10 months, subsequent phase(s) will last approximately 12 months) on two noncontiguous solar block units totaling approximately 2,191 acres. Solar Block Unit 1 (SB1) is 568 acres and Solar Block Unit 2 (SB2) is 1,602 acres. An additional 21 acres of right-of-way (ROW) on public land administered by the Bureau of Land Management (BLM) will be used for a collection line and collection line access road to connect the two noncontiguous solar block units. Construction of the first phase of the FSRSEC (100MW on SB1 and SB2 to meet power purchase agreement (PPA) with NV Energy) is expected to last approximately 10 months and is anticipated to begin after all required permits and authorizations have been secured. The subsequent phase(s) of the FSRSEC (approximately 200 MW) would occur after FSRSEC secures a new PPA. As shown in Figure 1, the two proposed solar block units are separated by public land administered by BLM.

The proposed Project includes an approximately 300 MW alternating current (AC) solar power-generating installation as well as up to 300 MW of energy storage (i.e. battery). The exact final project output within the project area may be higher or lower depending on the procured panel technology. The existing site would house all structures, including solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter security fence. The FSRSEC would use an energy storage system (batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC- or DC- coupled system is ultimately determined through off-taker preference and contract terms. The proposed project also would include an on-site substation on SB1, adjacent to the Fort Sage Substation. In addition to the on-site substation, a separate switching station is proposed to host the interconnection safety equipment and switches required to interconnect to the high-voltage transmission system. The proposed Project on-site substation and switching station would consist of components up to 125 feet in height, and feeders would be overhead lines constructed with up to 125-foot-tall poles for the single and double circuits, respectively. The FSRSEC would be connected to NV Energy's existing Fort Sage Substation, which is immediately adjacent to SB1. The Fort Sage substation has three open 345-kV bays and one open 24.9-kV bay, which provide options for interconnecting to the facility to accept power delivered by the FSRSEC. The 345-kV generation tie line between the project switching station/substation and Fort Sage would be approximately 0.25 mile.

The solar block units would be connected via 34.5-kilovolt (kV) collection lines and communications cables, as well as an associated access road, which would be constructed within proposed ROW over public lands administered by the BLM (Figure 2). For the segments of BLM-administered land that the collection line/access road corridor would cross, the Applicant will obtain a ROW grant from BLM as part of the current FSRSEC permitting process. The utility lines and associated access road would parallel an existing right-of-way (ROW) grant, N-76800, associated with the Truckee Meadows Water Authority (TMWA) water pipeline project. The existing TMWA ROW grant N-76800 authorizes construction,

operation, maintenance, and decommissioning of a 29.4 kV overhead power line, an access road, buried water pipelines, buried fiber-optic lines, and temporary staging areas. The ROW grant will also authorize improvement of an access route on public lands for construction purposes. To the maximum extent feasible, the access road would be collocated with an existing two-track access road associated with the existing TMWA water pipeline ROW. The road is anticipated to require minimal grading and is not anticipated to be surfaced with off-site materials such as aggregate or pavement (i.e., the roads would be permanent dirt roads). Due to the terrain within the proposed ROW, drainage ditches, culverts, or low water crossings are not anticipated at this time. The Applicant would construct and operate all facilities proposed.

Background

A special use permit (SUP) for the FSRSEC development area was approved by Washoe County on January 5, 2010 (Case No. SW09-002), which permits developing up to 100 megawatts of photovoltaic solar energy on approximately 2,588 acres of private land. The FSRSEC has not been built to date; however, on September 16, 2014, the Applicant was granted a special use permit extension to January 5, 2020 (Washoe County 2014).

A new SUP is being obtained from Washoe County since the approved SUP allows for a 100-MW facility and the current FSRSEC includes approximately 300-MW solar facility as well as up to 300 MW of energy storage (i.e. battery). It is anticipated that the FSRSEC would be licensed as one facility and would be constructed separately under different Power Purchase Agreements (PPAs). Due to technological advances in panel efficiencies since the 2010 Washoe County SUP was approved, a solar facility exceeding 100 MW is anticipated to be constructed within a smaller footprint than originally proposed in 2010.

Proposed Project Location

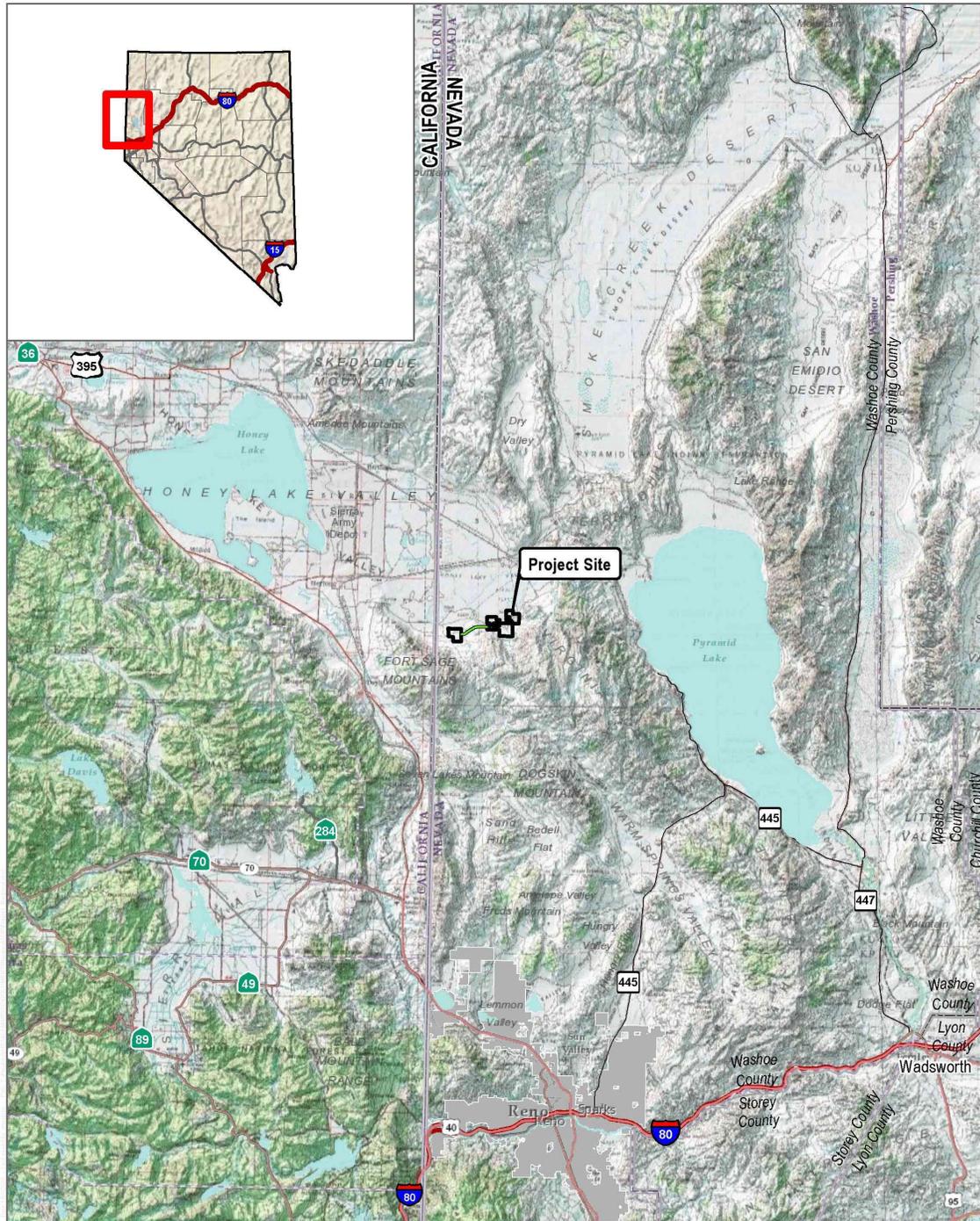
The location of the FSRSEC has been selected because of proximity to NV Energy's existing Fort Sage substation; anticipated low constraints to development; a special use permit (SUP)—Case No. SW09-002—has already been obtained for a 100-MW solar project from Washoe County, Nevada; and because of the favorable solar irradiance of the Project site.

The FSRSEC is generally located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, approximately 5.5 miles east of the California/Nevada border, and 12 miles west of Pyramid Lake, in unincorporated Washoe County, Nevada (see Figures 1, 2, and 3). The project site is situated in portions of Sections 25, 26, 27, 28, 33, and 34, Township 26 North, Range 18 East; and Sections 9, 10, 16, 17, 19, 20, 29, 30, and 31, Township 26 North, Range 19 East, M.D.B. and M. The SB1 and SB2 are found on the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle map (quad map). The approximate center of the FSRSEC is located on SB2 at latitude/longitude 40°5'14.44" North/119°53'34.69" West.

Washoe County Assessor's Parcel Numbers for the private parcels proposed for development within the two solar block units include the following:

- 074-040-56
- 074-040-58
- 074-040-61
- 074-040-57
- 074-040-24
- 074-040-23
- 074-420-11
- 074-420-16
- 074-420-15
- 074-420-07
- 074-070-73
- 074-420-14
- 074-070-16
- 074-040-15
- 074-070-74
- 074-070-72
- 074-070-28

Figure 1. Regional Location



SOURCE: ESRI 2020

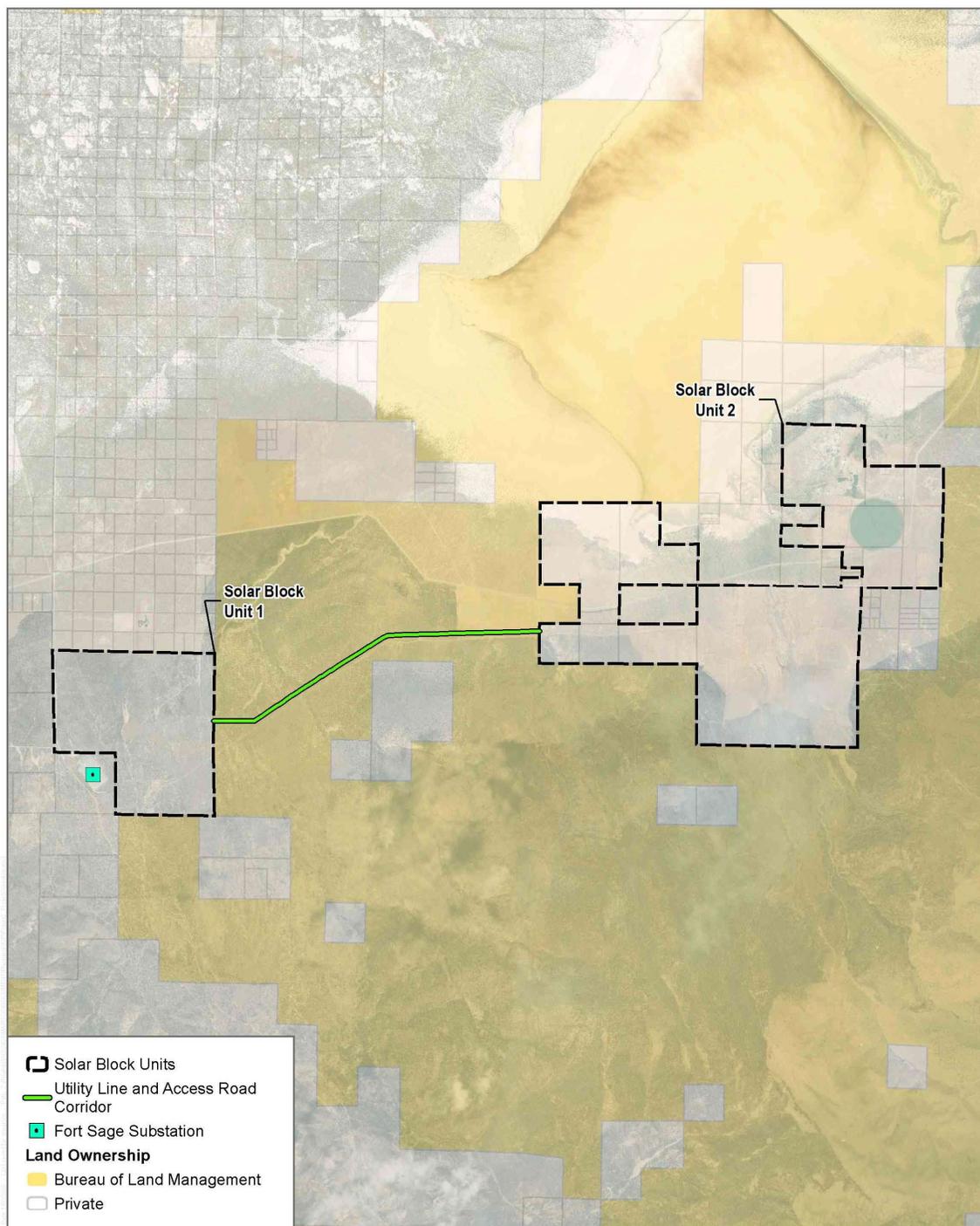


FIGURE 1

Regional Location

Fish Springs Ranch Solar Energy Center Project

Figure 2. Project Overview



SOURCE: BLM 2018, Bing Maps 2019

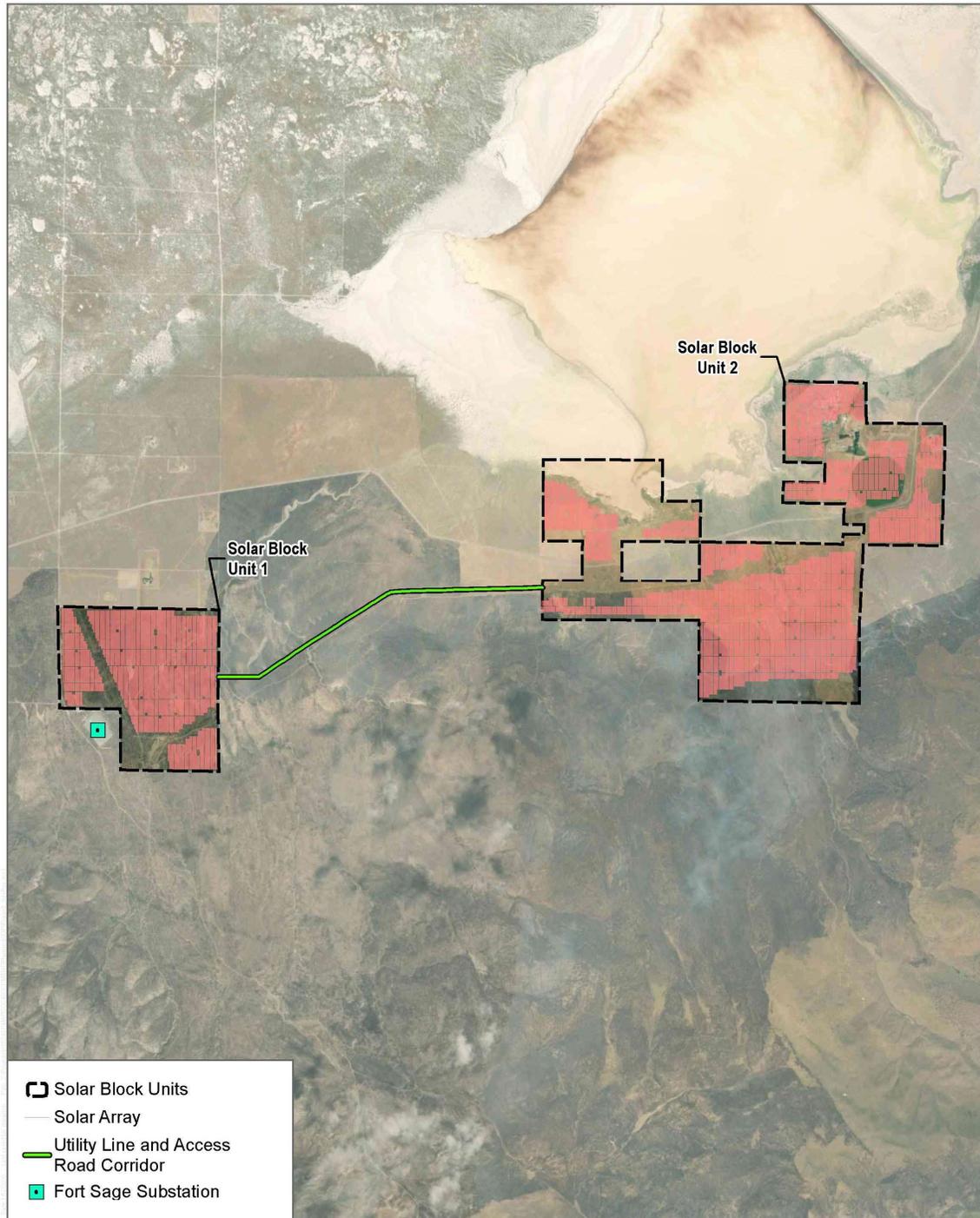


FIGURE 2

Project Overview

Fish Springs Ranch Solar Energy Center Project

Figure 3. Site Plan



SOURCE: NextEra 2019, BLM 2018, Bing Maps 2019



FIGURE 3
Site Plan

Fish Springs Ranch Solar Energy Center Project

Setting

The site for the FSRSEC was selected because of proximity to NV Energy’s existing Fort Sage substation, anticipated low constraints to development, favorable solar irradiance of the site, and because there is an approved SUP that permits development of a 100-MW solar project on the site. The FSRSEC site is vacant except for some agricultural activities. The site has been historically disturbed by agriculture including alfalfa farming and is currently vegetated in-part with non-native plant species, though areas of recovering native species exist. Prior disturbances are related to agricultural uses and include roads, ditches and berms to reroute water for irrigation and drainage, fences and power lines. Some portions of the FSRSEC site remain largely undisturbed and support native vegetation. Topography on site is generally flat to moderately sloping and elevations range from 3,970 to 4,260 feet above mean sea level. Drainage is generally to the north as the site generally slopes from south to north.

Land Use and Zoning

Existing land uses and land use zoning districts on and adjacent to the proposed FSRSEC site are identified in Table 1, below.

Table 1. Project Site Existing Land Use and Zoning District

| Proposed | Existing Land Use | Washoe County Regulatory Zone |
|--------------------------------|-----------------------------|-------------------------------|
| Solar Block Unit 1 | | |
| Solar arrays | Vacant | GR (General Rural) |
| Solar Block Unit 2 | | |
| Solar Arrays | Vacant | GR (General Rural) |
| 34.5-kV Collection Line | | |
| Collection Line | Vacant, Utilities ROW (BLM) | NA |

Source: Washoe County Community Services Department 2016.

Project Components

This section generally describes the facilities that would create a footprint in and around the solar block units that would be developed on private lands. This includes the solar arrays, power transmission lines, substation, on-site energy storage, internal access and perimeter roads, fencing, operations and maintenance facilities, and other supporting infrastructure. The FSRSEC Site Plan is provided in Figure 3.

Solar Energy Generation System

The proposed Project includes an approximate 300 MW alternating current (AC) solar power-generating installation built in phases (Phase 1 will last approximately 10 months, subsequent phase(s) will last approximately 12 months). The FSRSEC would include solar panels, tracking/support structures, inverters, supervisory control and data acquisition system, energy storage facilities, and interconnection facilities (on-site substation and switching station), all of which would be enclosed by a perimeter

security fence. An energy collection system would be constructed within rights-of-way between the two solar block units to connect the solar blocks to the project substation. Solar energy would be captured by an array of photovoltaic panels mounted to a single-axis tracking system. The high-efficiency, commercially available photovoltaic panels convert incoming sunlight to direct current (DC) electrical energy. The panels are arranged in series to effectively increase output voltage to approximately 1,500 volts. These series chains of panels are called “strings” in industry terms and provide the basic building block of power conversion in the solar array. The strings are combined in the solar field through an above- or below ground DC collection system and then further ganged together at the inverter stations, where the energy is converted to AC and then stepped to an intermediate voltage, typically 34.5 kV. The chosen photovoltaic panel would be either crystalline silicon or thin film and would be well suited for the desert environment due to their durability and reliability.

The tracking system would be supported, when practical, by driven piers (piles) directly embedded into the ground and would be parallel to the ground. The system would rotate slowly throughout the day at a range of +/- 60 degrees facing east to west to stay perpendicular to the incoming solar rays so that production can be optimized.

Each tracker would hold approximately 80 to 90 panels (depending on final configuration) and, at its highest rotated edge, would have a maximum height of approximately 12 feet above grade, depending on the dimensions of the chosen panel. The minimum clearance from the lower edge of the panel to ground level is approximately 18 to 24 inches, pending final design.

The inverter stations would be up to 13 feet in height and perform three critical functions for the solar plant: (1) collect DC power in a central location, (2) convert the DC power into AC power, and (3) convert low-voltage AC power to medium-voltage AC power. The inverter stations are typically open-air and well suited for desert environments. The stations consist of DC collection equipment, utility-scale inverters, and a low- to medium-voltage transformer. The output power from the inverter stations would be fed to the AC collection system through an above- or belowground collection system. This AC collection system would deliver the electricity to the on-site substation, where the voltage would be stepped up to the interconnection voltage.

On-Site Substation

The substation is the termination point of the collection system of 34.5 kV electricity. The output of the entire field is passed through a final interconnection step-up transformer to convert it to the interconnection voltage at 345 kV or 24.9 kV depending on which bay is used. The footprint of the onsite substation would be approximately 0.25 acre. The FSRSEC’s on-site substation would consist of components up to 125 feet in height, and feeders would be overhead lines constructed with up to 125-foot-tall poles for the single and double circuits, respectively. Telecommunication monopoles, as described further below, would be constructed within the substation site. Up to five CONEX would be located at the on-site substation during construction and operation for equipment storage. The on-site substation would be constructed and operated by Fish Springs Ranch Solar, LLC.

Gen-Tie Line / Substation Interconnect

The FSRSEC would be connected to NV Energy's existing 345 kV Fort Sage Substation, which is immediately adjacent to the SB1. The Fort Sage Substation has three open 345 kV bays and one open 24.9 kV bay that provide options for interconnecting to the facility to accept power delivered by the FSRSEC. The 345 kV generation tie line between the project switching station/substation and Fort Sage would be approximately 0.25 mile.

On-site Energy Storage System

The FSRSEC would use an energy storage system (batteries) that would have a capacity no larger than the solar facility and would be connected using either an AC-coupled or DC-coupled system. Selection of an AC- or DC- coupled system is ultimately determined through off-taker preference and contract terms.

The AC-coupled system would be connected to a bi-directional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries in order to provide charge and discharge. This AC energy would be coupled to the PV array at the 34.5-kV busbars. Power switches and relays would protect the system. The system would consist of several housing units, similar to shipping containers. The containers would be placed on concrete pads and would occupy approximately up to 20 acres, depending on the size of the system contracted and technology selected. The equipment enclosures and buildings would be located next to the FSRSEC substation.

If a DC-coupled system is used, battery units would be stored in containers. Those containers would make use of the solar inverters, feeding them in DC power. Therefore, the battery containers would be distributed throughout the solar arrays, adjacent to their respective inverters. The containers would be similar in size (20–40 feet long) to the solar inverter skids. The battery and solar inputs would be metered separately prior to signal inversion. The charge and discharge of the DC-coupled batteries would be controlled by signal from the inverters. As is typical for the industry, inverters would be controlled by a central control system. The protections to the batteries would be internal to the battery management systems and control boxes located within the containers and inverters.

A battery supplier has not been selected at this time due to changing markets. The final battery supplier(s) would be selected prior to project construction and would be subject to an industry-standard pre-qualification process.

The energy storage equipment would be enclosed in a structure that would also have a fire rating in conformance with County standards and necessary fire suppression systems installed for the battery compartments. The structure would also have heating, ventilation, and air conditioning cooling in areas with batteries to maintain energy efficiency. Power to the heating, ventilation, and air conditioning and lighting would be provided through a connection to the on-site station service transformer with connection lines installed above- and/or belowground. The energy storage system would be un-staffed and would have remote operational control and period inspections/maintenance performed as necessary.

Utility Lines

Collection and communication lines would be placed within ROWs over private lands and lands managed by BLM. Additional lateral lines would be constructed within the solar block units to interconnect generation and storage components of the FSRSEC and provide remote communications, control, and systems monitoring. Utility lines on private lands would be placed at a depth of approximately 3 feet below grade, and parallel lines would be separated by approximately 5 feet. Trenches would be backfilled and compacted to design specifications. Overhead lines would be supported on direct-buried utility poles and communication and electrical cabling would be located on the same poles.

Utility lines on BLM land would be located within the 50-foot-wide utility corridor ROW. Disturbance would be limited to the space needed for the trencher to access the utility corridor and the area where the trencher excavates and buries the 34.5 kV cables and communication lines. It is anticipated that the trench for each cable would not exceed 5 feet in width and approximately 3 to 4 feet in depth. To minimize site disturbance, communication system cabling would be buried in the same trench as the electrical cables, wherever possible. To fill the remaining trench space, clean fill would be placed around the cables immediately after construction. Underground lines would be marked by a buried warning tape placed close to the surface to warn personnel of the presence of underground lines. The warning tape would also be used to avoid accidental excavation of the lines in the future. Following the placement of utility cables, the trench would be backfilled with concrete for final backfill. Soils displaced from burial of the underground utility lines would be backfilled the same day as placement of utility lines. Topsoil previously salvaged would then be spread along the disturbance area for restoration.

At locations where it may not be feasible to bury utility lines (e.g., rocky terrain) and/or it may be necessary to avoid sensitive resources, the utility lines would be constructed aboveground in an overhead configuration. Construction of overhead utility lines would include the use of a drill auger to create a foundation hole where a crane would be used to direct bury poles. Following poles being constructed, a conductor would be pulled between the poles and clipped to the arms on the poles. Communication system cabling would be located on the same poles as the electrical cables.

Ancillary Facilities

Access

Access to the FSRSEC's two solar block units on private lands would be from Fish Springs Road, Rainbow Road, the proposed utility access road on BLM lands, and from existing public roadways in the FSRSEC area. Fish Springs Road runs through SB2 and would provide the primary access to SB2. SB1 would be accessed by Rainbow Road from Fish Springs Road. The proposed access road would provide access to the utility lines between each Solar Block Unit development area on private lands. On-site roads would provide access to facilities internal to the FSRSEC development areas. On-site roads would be graded dirt roads or gravel-surfaced roads 16 to 20 feet wide. Construction access to private lands would be in accordance with a Construction Traffic Haul Route Plan approved by the County Engineering Division. Access roads would be utilized by Fish Springs Ranch Solar, LLC, and Fish Springs Ranch, LLC.FSRSEC

Signage

A small sign at the site main entry to the proposed project would be installed. The sign would be no larger than 8 by 4 feet, and read “Fish Springs Ranch Solar Energy Center.” In addition, required safety signs would be installed identifying high voltage within the facility on the fence near the entrance, as well as information for emergency services. Signs would conform to County standards.

Fencing, Gates, and Lighting

Fences would be constructed around the solar facility areas within the FSRSEC solar block units. The fencing would be up to 8 feet high and would be similar to fencing around the NV Energy Fort Sage Substation: chain link with barbed wire across the top, coated Sudan brown or approved equivalent color. Gates would be placed at each entrance from public roads and at the access road within the proposed BLM ROW. Gates would be access-controlled to allow only authorized personnel to enter the FSRSEC.

Low-elevation (<14 foot) controlled security lighting would be installed at primary access gates and the on-site substation, and entrance to energy storage structure for security purposes only. The lighting would be switched on only when personnel enter the area (either motion-sensor or manual activation [switch]). All safety and emergency service signs would be lighted when the lights are on. The lighting would be shielded so that the light is directed downwards in order to eliminate spillover glare. Electrical power to supply the access gate and lighting would be obtained from NV Energy. Lighting would only be in areas where it is required for safety, security, or operations. All lighting would be directed on site and would include shielding as necessary to minimize illumination of the night sky or potential impacts to surrounding viewers. All proposed lighting would conform to County lighting standards.

Construction**Schedule for Construction**

The FSRSEC project, is anticipated to be built in phases. The first phase would construct a 100 MW project located on SB1 and SB2 over 10 months. The subsequent phase(s) would build out approximately 200 MW on the remaining developable land within SB2 over approximately 12 months. It is anticipated that the work would be completed in 8- to 10-hour shifts, with a total of five shifts per week (Monday–Friday). Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate schedule and would comply with all applicable Nevada labor laws.

Traffic During Construction

Peak daily construction employees would be 400 workers daily. As shown in Table 3, in addition to the 400 maximum daily workers traveling to the site, there would be up to 116 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 616 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur. Peak construction would be approximately 3 months of the overall 22 month construction timeframe. If completed in phases, these estimates would be reduced accordingly.

Table 2. Proposed 300 MW Project Construction – Estimated Truck Activity

| Truck Type | Average No. On Site | Gross Weight (pounds) | Trips/Day | Duration |
|---|---------------------|-----------------------|------------|-----------|
| 8,000 Gallon Water Truck—will stay on site (loaded) | 8 | 80,000 | 0 | 22 Months |
| 20 Cubic Yard Dump/Bottom Dump Truck (loaded) | 12 | 80,000 | 16+ | 3 Months |
| Pick-up Trucks | 80 | 8,000 | 8 | 22 Months |
| Pile Driver | 16 | 15,000 | 4 | 13 Months |
| Grader | 8 | 54,000 | 4 | 10 Months |
| Boom Truck with Bucket | 4 | 42,000 | 4 | 13 Months |
| Component Delivery Trucks | 4 | 42,000 | 76 | 13 Months |
| Utility Line Service Truck | 12 | 30,000 | 4 | 10 Months |
| TOTAL | — | — | 116 | — |

Access to the FSRSEC during construction would be in accordance with a Construction Traffic Haul Route Plan approved by the Washoe County Engineering Division. Delivery of materials and supplies to the FSRSEC site is proposed via Fish Springs Road and on-site and off-site project access roads. The majority of the truck deliveries would be for the PV system installation, as well as any aggregate material that may be required for road base. It is estimated that a total of up to 9,250 truck trips will be required to complete the proposed project, with the aggregate trucks accounting for approximately 30% of this number. It is estimated that there would be an average of 1,000 truck deliveries per month (about 45 per work day) with a peak number of truck deliveries of 1,380 deliveries per month (about 63 per work day), plus one other miscellaneous delivery equates to a peak truck trip of 64 per work day. These truck trips would be intentionally spread out throughout the construction day to optimize construction efficiency as is practical by scheduling deliveries at predetermined times.

The heaviest delivery loads to the site would consist of the tracker structures, rock truck deliveries, and the delivery of the generator step up (GSU). These loads would typically be limited to a total weight of 80,000 pounds, with a cargo load of approximately 25 tons or 50,000 pounds of rock or tracker structures. The GSU could be up to 160,000 pounds. Typically, the rock is delivered in “bottom dump trucks” or “transfer trucks” with six axles and the tracker structures would be delivered on traditional flatbed trucks with a minimum of five axles. Low bed transport trucks would transport the construction equipment to the site as needed. The size of the low bed truck (axles for weight distribution) would depend on the equipment transported.

Construction Details and Grading

Because the proposed project site is fairly level, grading is expected to be minor in most instances. However, grading would occur throughout the site, especially for the construction of roads and inverter pads. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment. The PV modules would be off-loaded and installed using small cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small- to medium-sized construction equipment, as

needed. Construction equipment would be delivered to the site on “low-bed” trucks unless the equipment can be driven to the site (for example the boom trucks).

Vegetation on the site would be modified only where necessary for grading roadways, clearing laydown and staging areas, constructing buildings and parking areas, and for placing transmission lines and constructing tracker foundations. The surface of the roads would be at-grade to allow any water to sheet flow across the site as in the existing condition. Vegetation on the remainder of the FSRSEC site would be left in place to the extent possible to promote soil stability and maintain existing drainage patterns and to allow for reestablishment following construction disturbance. Soils displaced during construction would be backfilled, the work space would be smoothed to approximate pre-disturbance conditions, and displaced vegetation would be re-integrated into the work area. An approved non-toxic soil stabilizer would be applied to disturbed areas and dirt roads to stabilize soils and prevent erosion. A Stormwater Pollution Prevention Plan (SWPPP) would be prepared prior to construction to control off-site migration of sediment and to control erosion during construction. Construction practices would comply with the SWPPP. The SWPPP would be developed when detailed design is completed and would be updated throughout construction.

Water Use

Water consumption during construction is estimated to be approximately 250 acre-feet (AF) for dust suppression and earthwork over an approximately 22 month period. Panel rinsing is expected to be conducted up to four times annually as performance testing and as weather and site conditions dictate. Construction, as well as operational water for panel rinsing, would be provided by on-site groundwater through existing wells, or a new well permitted and drilled (if necessary). An on-site diesel generator may be used to power pumps for well water use during construction. During construction, water would be pumped directly into 2,000- to 4,000-gallon tank water trucks. Water may be stored in up to 10 overhead temporary approximately 12,000-gallon water storage tower/tanks (up to 16 feet tall), to assist in the availability of water for trucks and expedient filling thereof.

On-Site Electrical Distribution

Any existing electrical power distribution lines serving existing facilities would be removed to allow for development of the FSRSEC. New distribution lines would be placed to provide backup power to the solar and energy storage facilities for lighting and communications purposes, as well as to the groundwater well pump(s).

Operation

The proposed project would be unmanned and no operation and maintenance building would be constructed. Operations would be monitored remotely via the SCADA system and periodic inspections and maintenance activities would occur.

During operations, solar panel washing is not expected to be needed. However, as a worst-case estimate, washing may occur one to four times per year, and general labor (up to 20 individuals) may assist in the panel cleaning. Panel washing for a project of this size will require 25 days to complete per wash cycle. Water consumption is expected to be around 0.28 gallon per square yard of panel based on other similar operations. Given a 300 MW AC plant, with four cycles per year, the annual water usage is expected to

consume up to approximately 20 AF of water. Conditions that may necessitate increased wash requirements include unusual weather occurrences, forest fires, local air pollutants, and other similar conditions. Therefore, the FSRSEC is anticipated to use up to 20 AF per year for washing panels. This amount is in addition to the amount of water necessary for operations, fire suppression, and landscape maintenance, which is a small amount of groundwater (i.e., approximately 2.0 AF) to be used for this purpose. If groundwater proves unsuitable for washing, water trucks would be used to deliver water from a local purveyor.

Decommissioning

Site decommissioning would occur at the end of the FSRSEC's life in accordance with a decommissioning plan that would be approved by Washoe County prior to issuance of grading and/or building permits for the FSRSEC. The plan would ensure that all materials are disposed and transported in accordance with applicable regulations. The photovoltaic system and energy storage system (including structure) would be recycled (as possible). Most parts of the proposed system are recyclable. Panels typically consist of silicon, glass, and a metal frame. Batteries include lithium-ion, which degrades but can be recycled and/or repurposed. Site structures would include steel or wood and concrete. All of these materials can be recycled. Concrete from deconstruction is to be recycled. Local recyclers are available. Metal and scrap equipment and parts that do not have free-flowing oil may be sent for salvage.

Upon removal of the proposed project components, the site would be left as disturbed dirt generally consistent with the existing (pre-development) conditions and in accordance with the approved decommissioning plan.

Attachment B: Owner Affidavit

INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE BUSINESS LICENSE APPLICATION OF:

FISH SPRINGS RANCH, LLC
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER
LLC6318-2000



100403

FOR THE FILING PERIOD OF JUN. 2019 TO JUN. 2020

USE BLACK INK ONLY - DO NOT HIGHLIGHT

****YOU MAY FILE THIS FORM ONLINE AT www.nvsilverflume.gov****

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all manager or managing members. A **Manager**, or if none, a **Managing Member** of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. If there are additional managers or managing members, attach a list of them to this form.
3. Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
4. State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
5. Make your check payable to the Secretary of State.
6. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A **copy fee of \$2.00 per page** is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
7. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
8. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

| | |
|--|---|
| Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada | Document Number 20190267780-82 |
| | Filing Date and Time 06/24/2019 8:06 AM |
| | Entity Number LLC6318-2000 |

(This document was filed electronically.)
ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late) **BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)**

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NRS 76.020 Exemption Codes
001 - Governmental Entity
006 - NRS 680B.020 Insurance Co.

| | | | |
|---|----------------------------|-------------|-------------------|
| NAME DOROTHY A TIMIAN-PALMER | MANAGER OR MANAGING MEMBER | | |
| ADDRESS 3480 GS RICHARDS BLVD #101 | CITY CARSON CITY | STATE NV | ZIP CODE 89703 |
| NAME STEPHEN D HARTMAN | MANAGER OR MANAGING MEMBER | | |
| ADDRESS 3480 GS RICHARDS BLVD #101 | CITY CARSON CITY | STATE NV | ZIP CODE 89703 |
| NAME MAXIM A WEBB | MANAGER OR MANAGING MEMBER | | |
| ADDRESS 7979 IVANHOE AVENUE, SUITE 300 | CITY LA JOLLA | STATE CA | ZIP CODE 92037 |
| NAME | MANAGER OR MANAGING MEMBER | | |
| ADDRESS | CITY | STATE | ZIP CODE |

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X LEANN BRANDT
Signature of Manager, Managing Member or Other Authorized Signature

Title
WATER RIGHTS SPECIALIST Date
6/24/2019 8:06:05 AM

Attachment C: Proof of Property Tax Payment

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07404015 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC
3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

SITUS:
72975 FISH SPRINGS RD

Taxing District:
9000

Geo CD:

Legal Description
SubdivisionName _UNSPECIFIED Section 25 Range 18 Township 26

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$8.75 | \$8.75 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$9.44 | \$9.44 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$9.99 | \$9.99 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$9.52 | \$9.52 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$9.28 | \$9.28 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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Washoe County Treasurer
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| Parcel ID | Status | Last Update |
|--|--------|---|
| 07404023 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 UNSPECIFIED WCTY NV |
| Taxing District 9000 | | Geo CD: |
| Legal Description | | |
| Section 25 Range 18 SubdivisionName _UNSPECIFIED Township 26 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$2.92 | \$2.92 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$2.79 | \$2.79 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$2.68 | \$2.68 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$2.61 | \$2.61 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$2.60 | \$2.60 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Parcel ID | Status | Last Update |
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| 07404024 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 UNSPECIFIED WCTY NV |
| Taxing District 9000 | | Geo CD: |
| Legal Description | | |
| Section 25 SubdivisionName _UNSPECIFIED Township 26 Range 18 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$7.21 | \$7.21 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$7.18 | \$7.18 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$6.89 | \$6.89 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$6.72 | \$6.72 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$6.84 | \$6.84 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Parcel ID | Status | Last Update |
|--|--------|---|
| 07404056 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 FISH SPRINGS RD WCTY NV |
| Taxing District 9000 | | Geo CD: |
| Legal Description | | |
| SubdivisionName _UNSPECIFIED Range 18 Township 26 Lot 1 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2019 | \$15.18 | \$15.18 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$15.07 | \$15.07 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$14.46 | \$14.46 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$14.09 | \$14.09 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$14.36 | \$14.36 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|---|--------|----------------------|
| 07404057 | Active | 1/13/2020 2:08:57 AM |
| <p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p> | | |
| <p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p> | | |
| <p>Legal Description Township 26 Range 18 SubdivisionName _UNSPECIFIED Lot 2</p> | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2019 | \$1.44 | \$1.44 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$1.52 | \$1.52 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$1.46 | \$1.46 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$1.42 | \$1.42 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$1.42 | \$1.42 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0 | \$0.00 | | |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07404058 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC
3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

SITUS:
72571 FISH SPRINGS RD

Taxing District:
9000

Geo CD:

Legal Description
SubdivisionName _UNSPECIFIED Section 25 Range 18 Township 26

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$29.94 | \$29.94 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$29.66 | \$29.66 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$29.23 | \$29.23 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$28.49 | \$28.49 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$28.43 | \$28.43 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Collection Cart | 0 | \$0.00 | | |

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| Parcel ID | Status | Last Update |
|--|----------------|---|
| 07404061 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 RAINBOW WAY WCTY NV |
| Taxing District 9000 | Geo CD: | |
| Legal Description | | |
| Township 26 Section 33 Range 18 SubdivisionName _UNSPECIFIED Lot 2 Block | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$52.15 | \$52.15 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$56.35 | \$56.35 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$59.55 | \$59.55 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$56.74 | \$56.74 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$55.12 | \$55.12 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Collection Cart | 0 | \$0.00 | | |

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| Parcel ID | Status | Last Update |
|---|--------|----------------------|
| 07407016 | Active | 1/13/2020 2:08:57 AM |
| <p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p> | | |
| <p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p> | | |
| <p>Legal Description Section 20 Range 19 SubdivisionName _UNSPECIFIED Township 26</p> | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$5.21 | \$5.21 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$5.57 | \$5.57 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$5.90 | \$5.90 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$20.02 | \$20.02 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$19.98 | \$19.98 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07407028 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC

SITUS:
73570 FISH SPRINGS RD

3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

Taxing District
9000

Geo CD:

Legal Description

Township 26 Section 30,31 Range 19 SubdivisionName _UNSPECIFIED Lot Block

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$57.63 | \$57.63 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$62.30 | \$62.30 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$65.79 | \$65.79 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$60.02 | \$60.02 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$60.21 | \$60.21 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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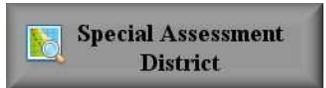
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| Collection Cart | 0 | \$0.00 | | |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07407072 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC

SITUS:
74072 FISH SPRINGS RD

3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

Taxing District
9000

Geo CD:

Legal Description

Section 30 Range 19 SubdivisionName _UNSPECIFIED Township 26

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|------------|------------|--------------|----------|---------------|
| 2019 | \$1,630.14 | \$1,630.14 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$1,602.20 | \$1,602.20 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$1,628.94 | \$1,628.94 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$1,735.98 | \$1,735.98 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$1,739.36 | \$1,739.36 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Collection Cart | 0 | \$0.00 | | |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07407073 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC

3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

SITUS:
73955 FISH SPRINGS RD
WCTY NV

Taxing District
9000

Geo CD:

Legal Description
SubdivisionName _UNSPECIFIED Township 26 Lot A Range 19

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|------------|------------|--------------|----------|---------------|
| 2019 | \$4,535.43 | \$4,535.43 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$4,496.21 | \$4,496.21 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$4,543.68 | \$4,543.68 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$4,592.13 | \$4,592.13 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$4,582.96 | \$4,582.96 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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| Parcel ID | Status | Last Update |
|--|--------|----------------------|
| 07407074 | Active | 1/13/2020 2:08:57 AM |
| <p>Current Owner: FISH SPRINGS RANCH LLC</p> <p>3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District 9000</p> | | |
| <p>SITUS: 73635 FISH SPRINGS RD</p> <p>Geo CD:</p> | | |
| <p>Legal Description</p> <p>Township 26 SubdivisionName _UNSPECIFIED Range 19 Lot B</p> | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$56.86 | \$56.86 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$49.36 | \$49.36 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$31.42 | \$31.42 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$23.32 | \$23.32 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$13.75 | \$13.75 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|--|--------|---|
| 07442007 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 UNSPECIFIED WCTY NV |
| Taxing District 9000 | | Geo CD: |
| Legal Description | | |
| Section 30 SubdivisionName _UNSPECIFIED Township 26 Range 19 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2019 | \$2.59 | \$2.59 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$2.73 | \$2.73 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$2.62 | \$2.62 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$2.55 | \$2.55 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$2.54 | \$2.54 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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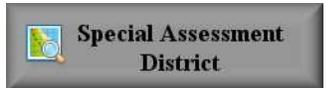
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| Parcel ID | Status | Last Update |
|---|--------|----------------------|
| 07442011 | Active | 1/13/2020 2:08:57 AM |
| <p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p> | | |
| <p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p> | | |
| <p>Legal Description Range 19 SubdivisionName _UNSPECIFIED Township 26 Section 30</p> | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|-------------|
| 2019 | \$1.10 | \$1.10 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$1.10 | \$1.10 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$1.06 | \$1.06 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$1.03 | \$1.03 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$1.03 | \$1.03 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|-----------|--------|----------------------|
| 07442014 | Active | 1/13/2020 2:08:57 AM |

Current Owner:
FISH SPRINGS RANCH LLC

3480 GS RICHARDS BLVD STE 101
CARSON CITY, NV 89703-8442

Taxing District:
9000

SITUS:
0 UNSPECIFIED
WCTY NV

Geo CD:

Legal Description
Range 19 Section 30 SubdivisionName _UNSPECIFIED Township 26

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$0.63 | \$0.63 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$0.67 | \$0.67 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$0.64 | \$0.64 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$0.62 | \$0.62 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$0.62 | \$0.62 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

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Reno, NV 89512-2845



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Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Washoe County Treasurer
Tammi Davis

Account Detail

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CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0 | \$0.00 | | |

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|---|--------|----------------------|
| 07442015 | Active | 1/13/2020 2:08:57 AM |
| <p>Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442</p> <p>Taxing District: 9000</p> | | |
| <p>SITUS: 0 FISH SPRINGS RD WCTY NV</p> <p>Geo CD:</p> | | |
| <p>Legal Description Range 19 SubdivisionName _UNSPECIFIED Township 26 Section 29</p> | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$3.46 | \$3.46 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$3.47 | \$3.47 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$3.33 | \$3.33 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$3.25 | \$3.25 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$3.30 | \$3.30 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

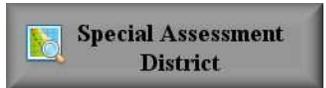
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
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Washoe County Treasurer
Tammi Davis

Account Detail

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CollectionCart

| Collection Cart | Items | Total | Checkout | View |
|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0 | \$0.00 | | |

Pay Online

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|--|--------|---|
| 07442016 | Active | 1/13/2020 2:08:57 AM |
| Current Owner: FISH SPRINGS RANCH LLC 3480 GS RICHARDS BLVD STE 101 CARSON CITY, NV 89703-8442 | | SITUS: 0 UNSPECIFIED WCTY NV |
| Taxing District 9000 | | Geo CD: |
| Legal Description | | |
| Range 19 Section 29 SubdivisionName _UNSPECIFIED Township 26 | | |

Tax Bill (Click on desired tax year for due dates and further details)

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|---------|------------|--------------|----------|---------------|
| 2019 | \$7.02 | \$7.02 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | \$6.98 | \$6.98 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | \$6.70 | \$6.70 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$6.53 | \$6.53 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$6.66 | \$6.66 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

Disclaimer

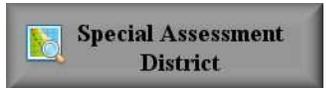
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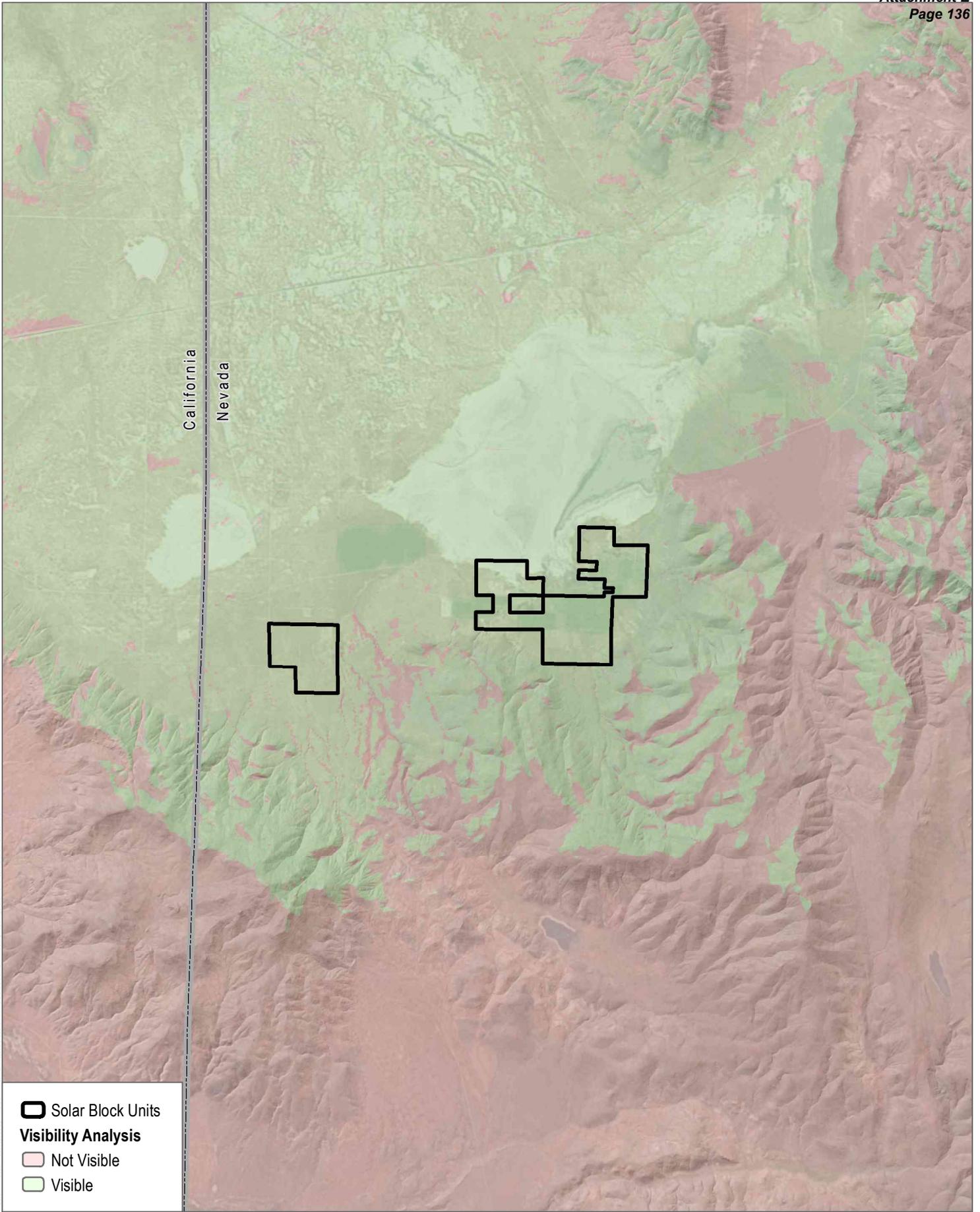
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Attachment E: Viewshed Map



California
Nevada

-  Solar Block Units
- Visibility Analysis**
-  Not Visible
-  Visible

SOURCE: USGS 2018, Bing Maps 2020

Attachment F: Site Plans

FISH SPRINGS SOLAR ENERGY CENTER

WASHOE COUNTY NEVADA

ISSUED FOR BID

Attachment E
Page 138

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TEL 469.810.0230 FAX 972.378.5856 www.timmons.com



FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE
WASHOE COUNTY, NV

DATE: 01/10/2020
PROJECT NUMBER: 43281.002
PROJECT NAME: FISH SPRING SOLAR PRELIMINARY
DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

SEAL

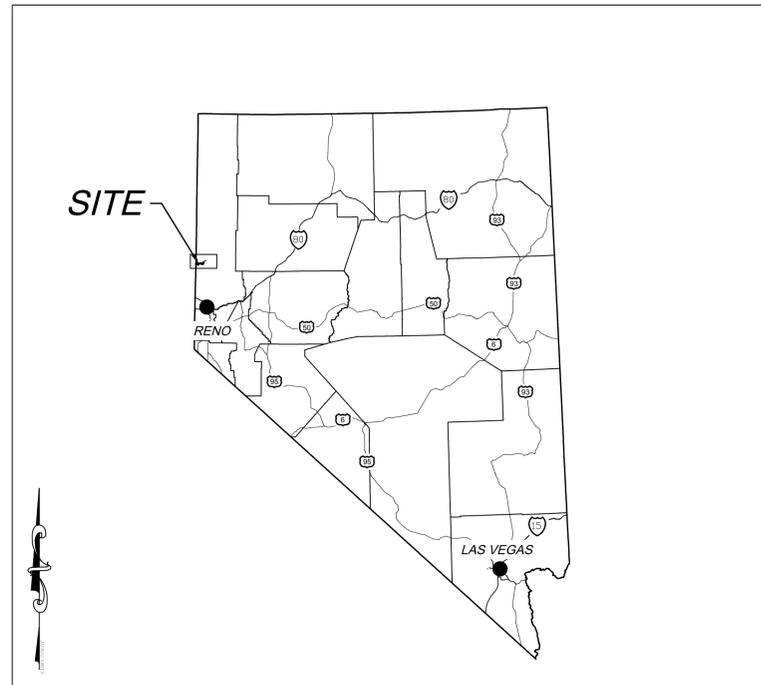
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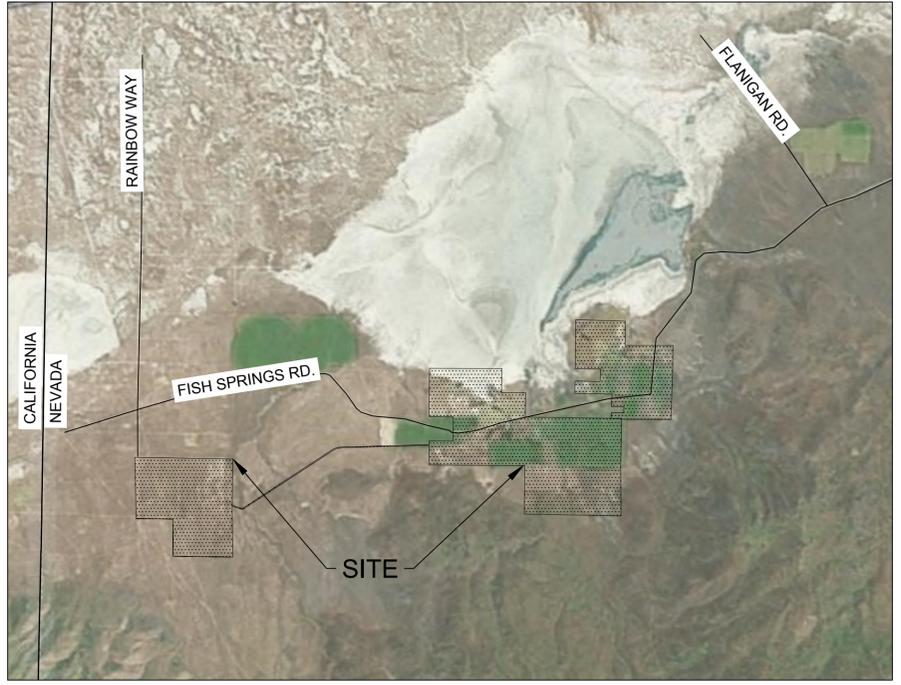
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| # | DESCRIPTION |
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DRAWING DESCRIPTION
COVER

SCALE SHEET NUMBER
1 OF 12
WSUP20-0001
EXHIBIT N



STATE MAP



**VICINITY MAP
SCALE: 1" = 5,000'**

| Sheet List Table | |
|------------------|---------------------------------|
| Sheet Number | Sheet Title |
| 1 | COVER |
| 2 | OVERALL EXISTING CONDITIONS MAP |
| 3 | OVERALL SITE PLAN |
| 4 | PRELIMINARY PV ARRAY LAYOUT |
| 5 | SITE PLAN |
| 6 | SITE PLAN |
| 7 | SITE PLAN |
| 8 | SITE PLAN |
| 9 | SITE PLAN |
| 10 | SITE PLAN |
| 11 | DETAILS |
| 12 | DETAILS |

- PROJECT DESCRIPTION & NOTES**
- TOTAL SITE: ±2162 AC
 - CURRENT USE: HIGH DESERT PLANNING AREA
PROPOSED USE: SOLAR
 - BOUNDARY INFORMATION PER ALTA SURVEY PERFORMED BY SIERRA SURVEYING, INC.
 - TOPOGRAPHIC 10 M. INFORMATION PROVIDED BY USGS.
 - NO PERMANENT LIGHTING REQUIRED OR PROPOSED.

DEVELOPER
FISH SPRINGS RANCH SOLAR, LLC
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
(760) 846-4421

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
ENGINEER
TIMMONS GROUP
7501 LONE STAR DRIVE
SUITE B250
PLANO, TX 75025
PHONE: (469)810-0231



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CALHOUN COUNTY TRANSPORTATION/UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1028 SUBPART P, OR AS AMENDED.

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Nextera ENERGY RESOURCES

FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE
 WASHOE COUNTY, NV

DATE: 01/10/2020
 PROJECT NUMBER: 43281.002
 PROJECT NAME: FISH SPRING SOLAR PRELIMINARY
 DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

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OVERALL EXISTING CONDITIONS MAP

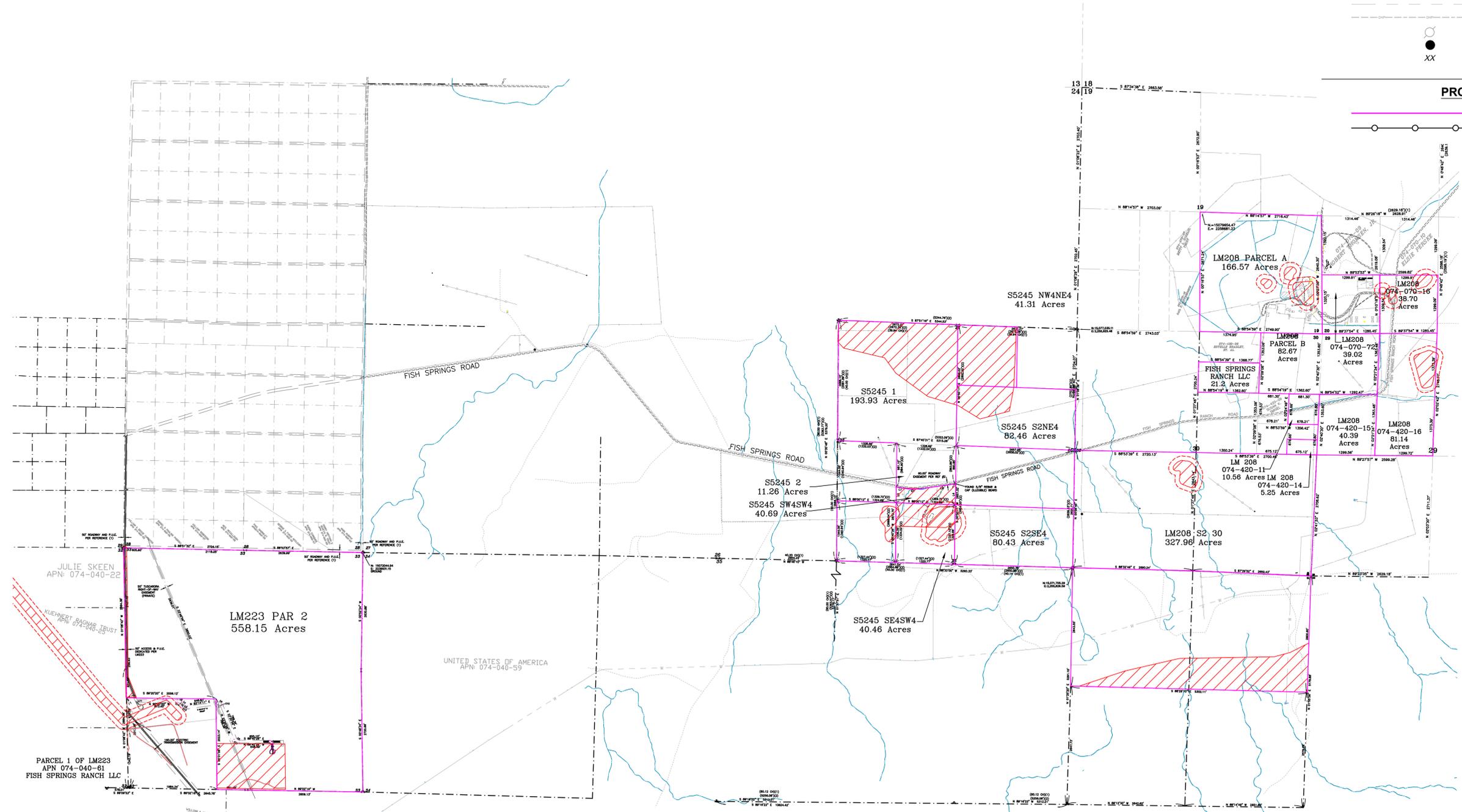
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WSUP20-001 EXHIBIT B

EXISTING LEGEND

- DO NOT DISTURB
- SETBACKS
- DIRT ROAD
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EASEMENT
- COUNTY DRAIN
- MAJOR CONTOUR
- MINOR CONTOUR
- JEEP TRAIL
- PIPE LINE
- FENCE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE
- BENCHMARK
- SECTION NUMBER

PROPOSED LEGEND

- PROJECT BOUNDARY
- PERMANENT FENCE



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**FISH SPRINGS SOLAR
 ENERGY PRELIMINARY
 PV ARRAY PACKAGE**
 WASHOE COUNTY, NV

DATE: 01/10/2020
 PROJECT NUMBER: 43281.002
 PROJECT NAME: FISH SPRING SOLAR
 PRELIMINARY
 DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

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| REVISIONS | |
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OVERALL SITE PLAN

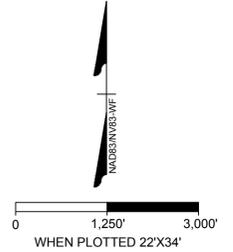
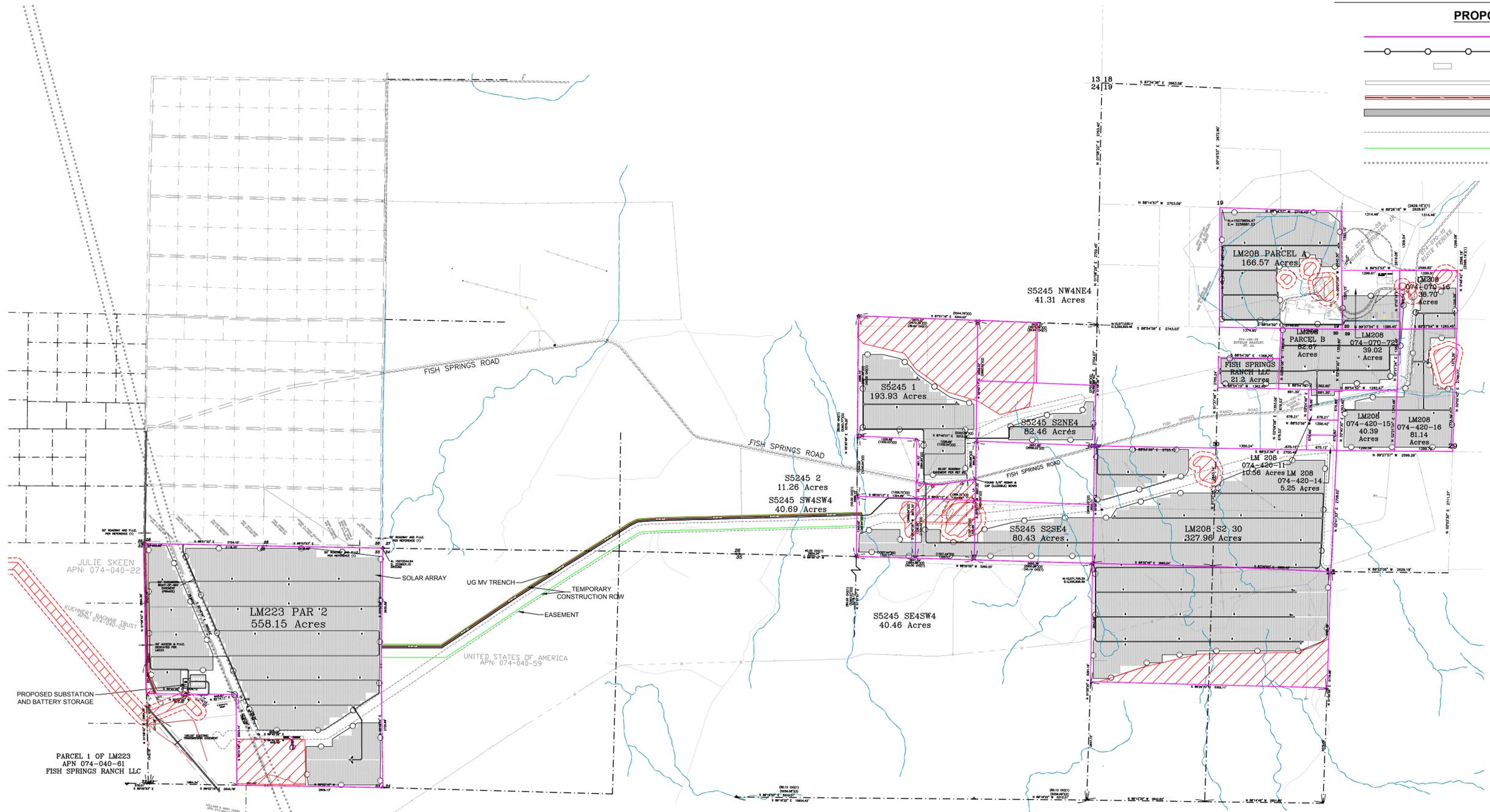
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 EXHIBIT N

EXISTING LEGEND

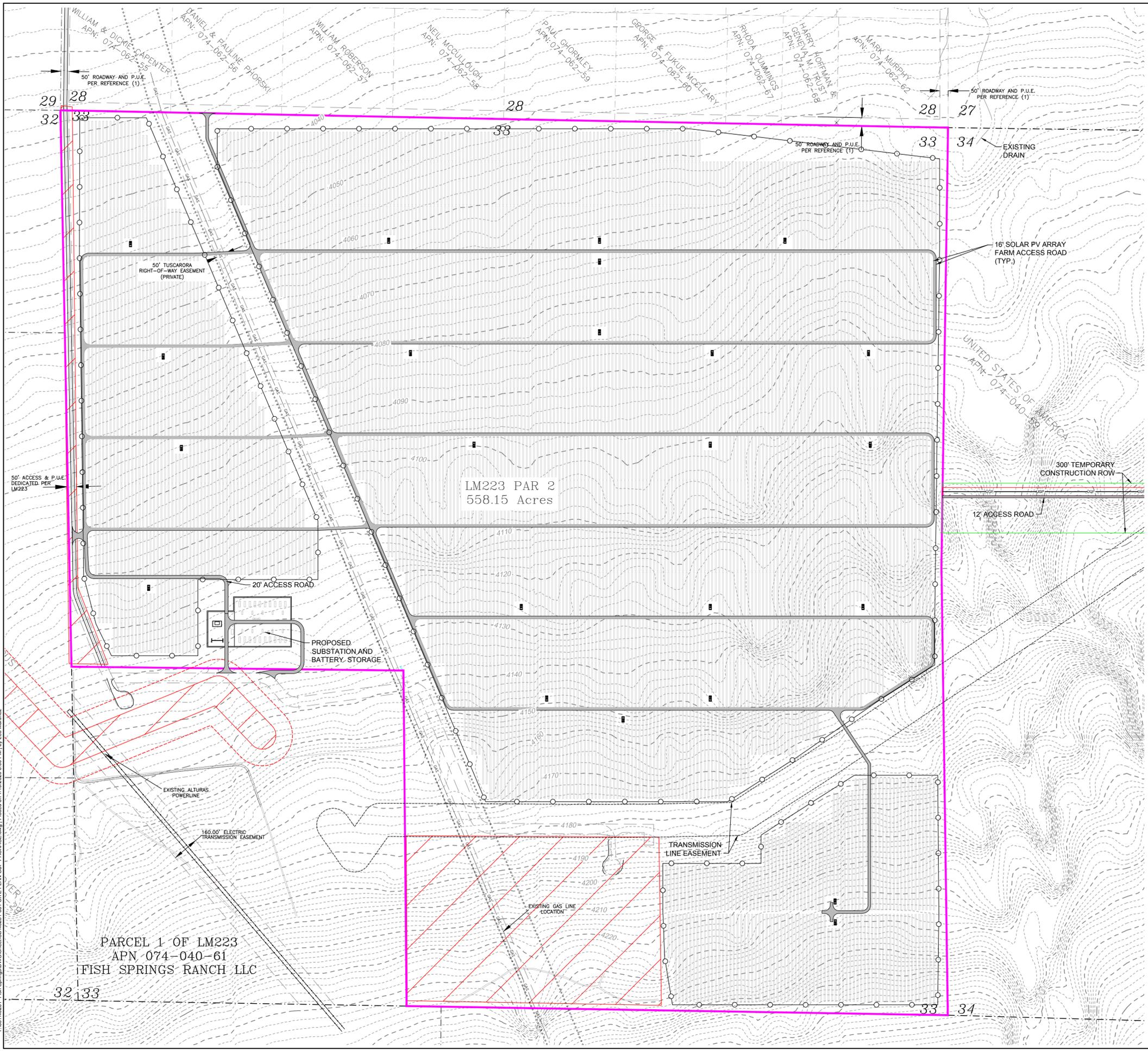
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- ADJACENT PROPERTY LINE
- SECTION LINE
- EASEMENT
- COUNTY DRAIN
- MAJOR CONTOUR
- MINOR CONTOUR
- JEEP TRAIL
- PIPE LINE
- FENCE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UTILITY POLE
- BENCHMARK
- SECTION NUMBER

PROPOSED LEGEND

- PROJECT BOUNDARY
- PERMANENT FENCE
- EQUIPMENT PAD
- TRACKER
- UG MV TRENCH
- GRAVEL ROAD
- EASEMENT
- TEMPORARY CONSTRUCTION ROW
- GAS LINE BUFFER



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| EXISTING LEGEND | |
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| | ADJACENT PROPERTY LINE |
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| | EASEMENT |
| | COUNTY DRAIN |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | JEEP TRAIL |
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| | OVERHEAD ELECTRIC LINE |
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| PROPOSED LEGEND | |
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| | PROJECT BOUNDARY |
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| | EQUIPMENT PAD |
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| | GRAVEL ROAD |
| | EASEMENT |
| | TEMPORARY CONSTRUCTION ROW |
| | GAS LINE BUFFER |
| | PROPOSED CONTOUR |

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Nextera ENERGY RESOURCES

FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE
 WASHOE COUNTY, NV

| | |
|------------------------|-------------------------------|
| DATE | 01/10/2020 |
| PROJECT NUMBER | 43281.002 |
| PROJECT NAME | FISH SPRING SOLAR PRELIMINARY |
| DESIGNED BY / DRAWN BY | R. GONZALEZ / L. HERNANDEZ |

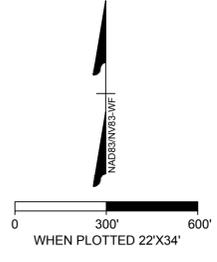
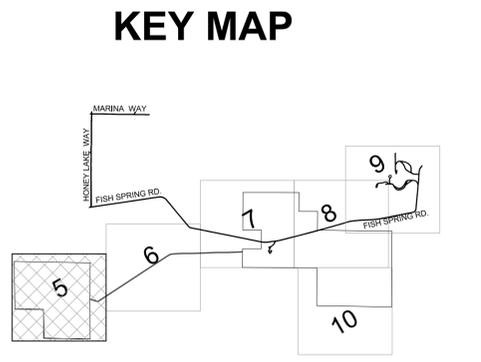
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SITE PLAN

| | |
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| SCALE | SHEET NUMBER |
| | 5 OF 12 |



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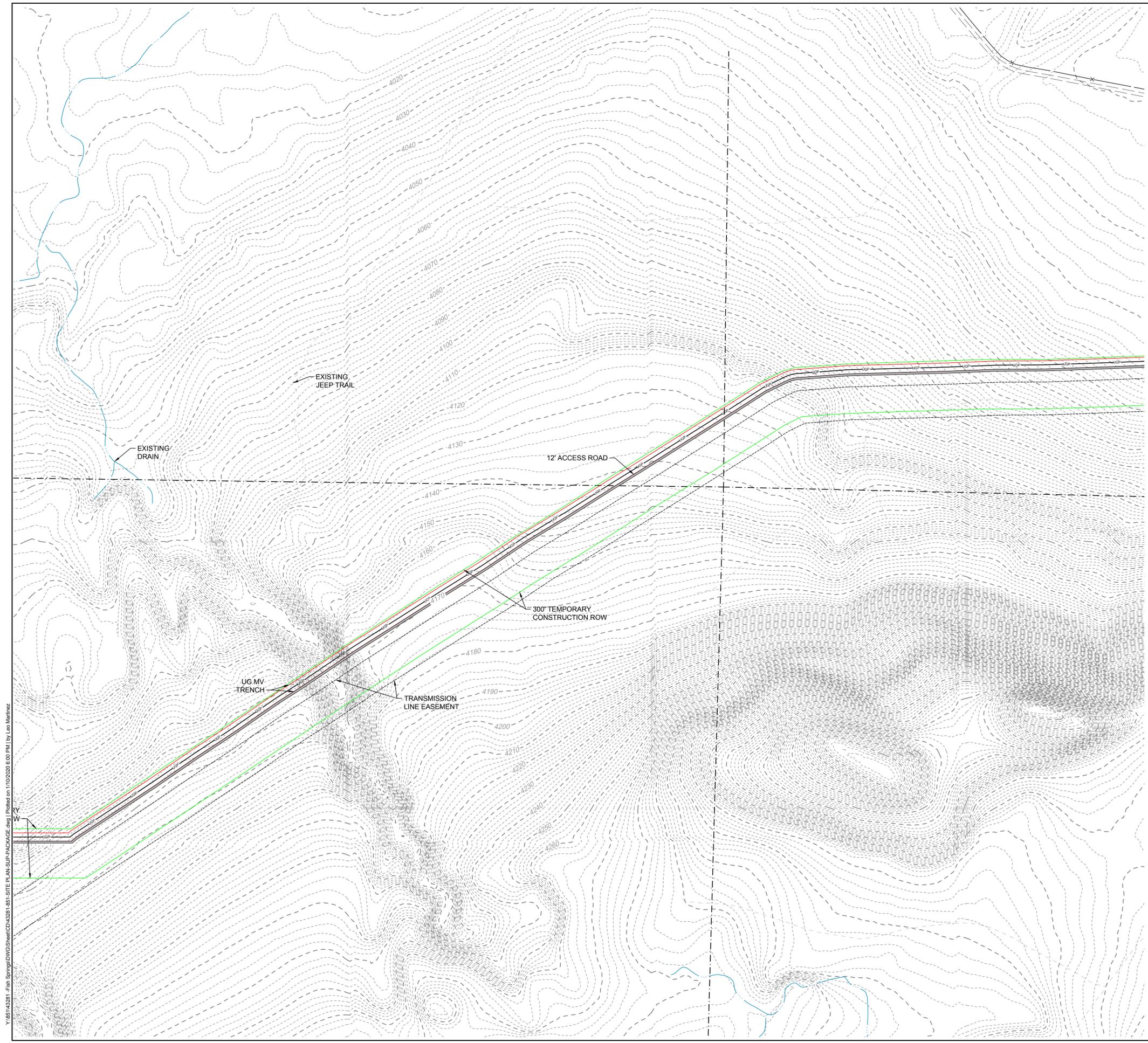
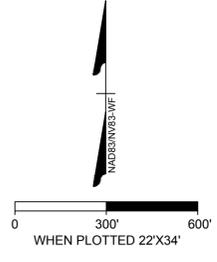
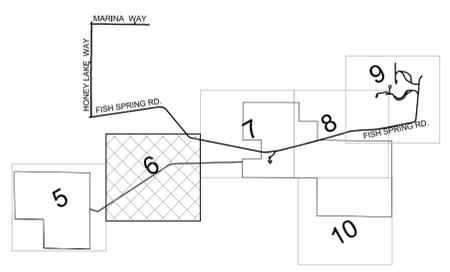
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| | FENCE |
| | WATER LINE |
| | OVERHEAD ELECTRIC LINE |
| | UTILITY POLE |
| | BENCHMARK |
| | SECTION NUMBER |

PROPOSED LEGEND

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| | PROJECT BOUNDARY |
| | PERMANENT FENCE |
| | EQUIPMENT PAD |
| | TRACKER |
| | UG MV TRENCH |
| | GRAVEL ROAD |
| | EASEMENT |
| | TEMPORARY CONSTRUCTION ROW |
| | GAS LINE BUFFER |
| | PROPOSED CONTOUR |

KEY MAP



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| REVISIONS | |
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SITE PLAN

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| SCALE | SHEET NUMBER |
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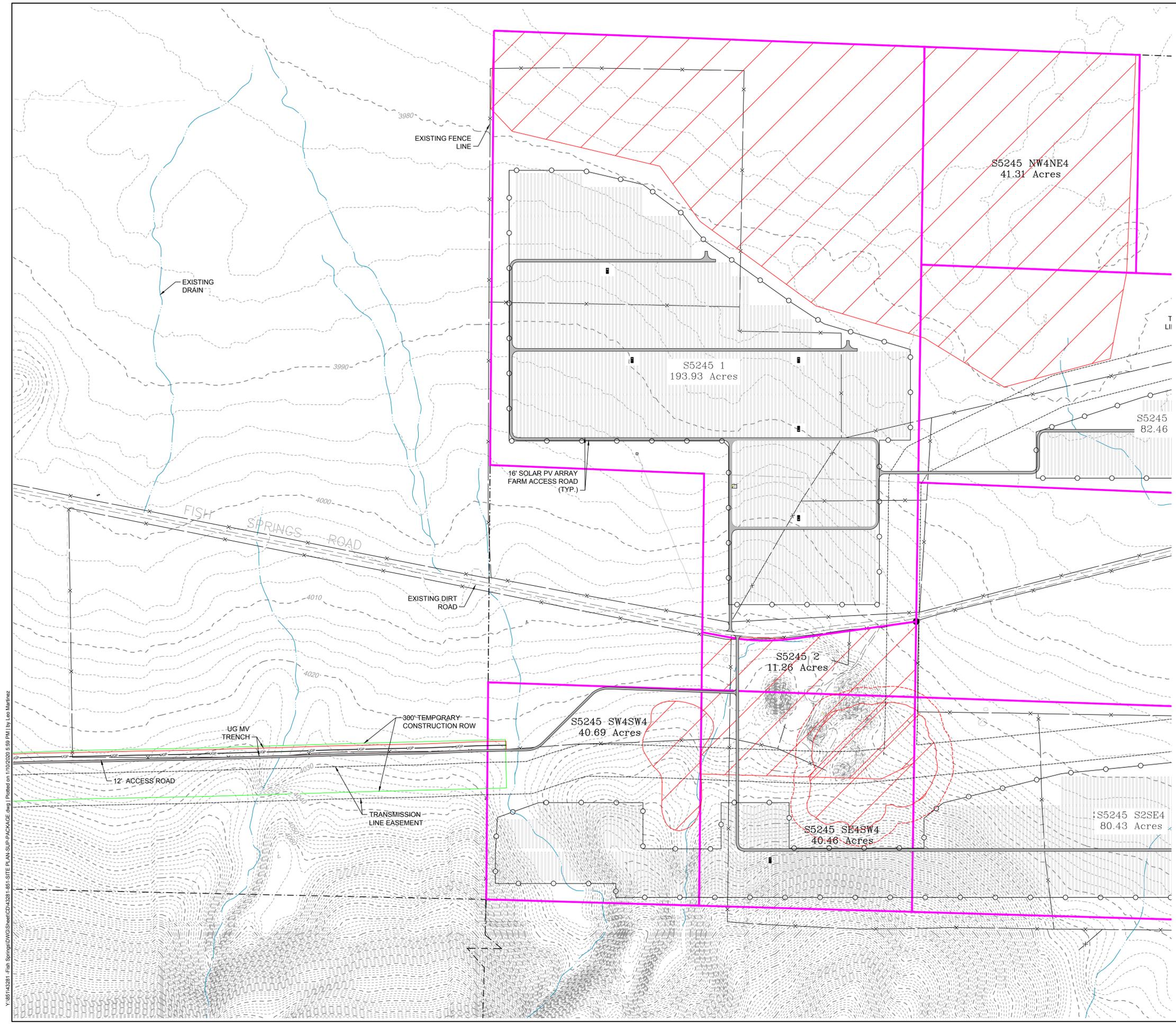
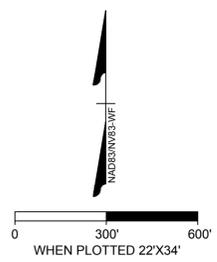
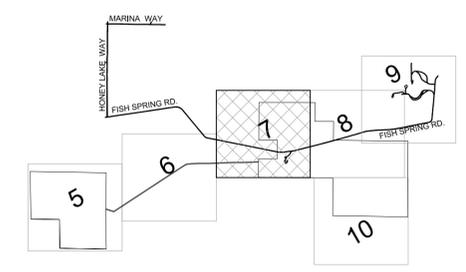
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KEY MAP



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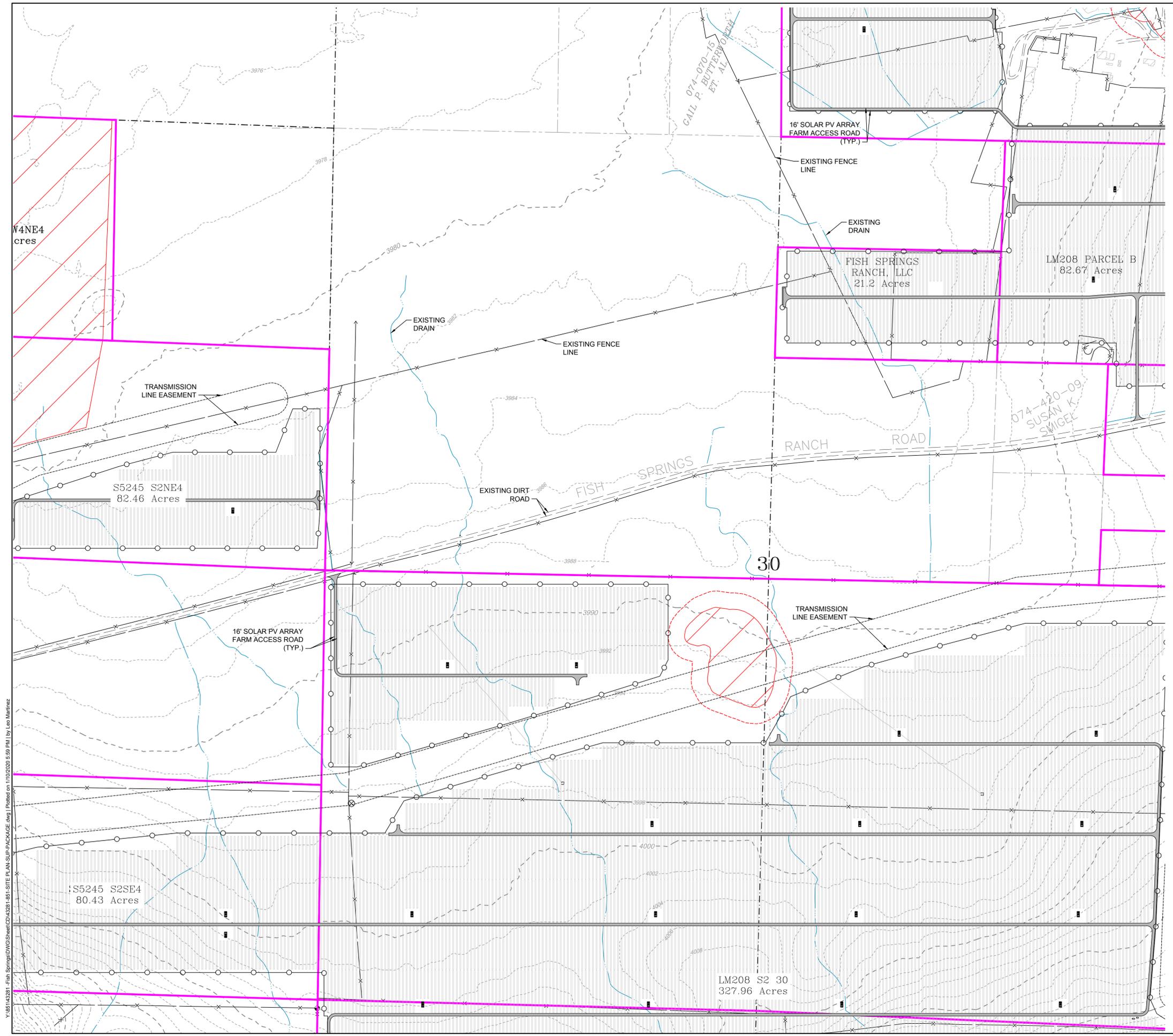
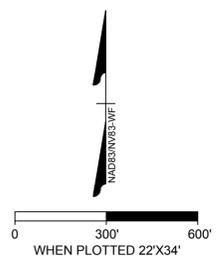
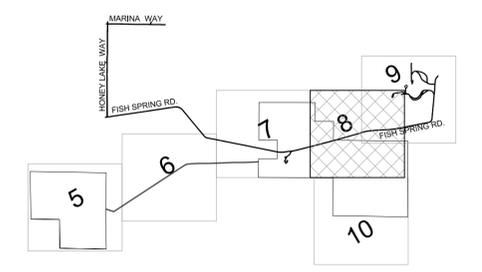
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KEY MAP



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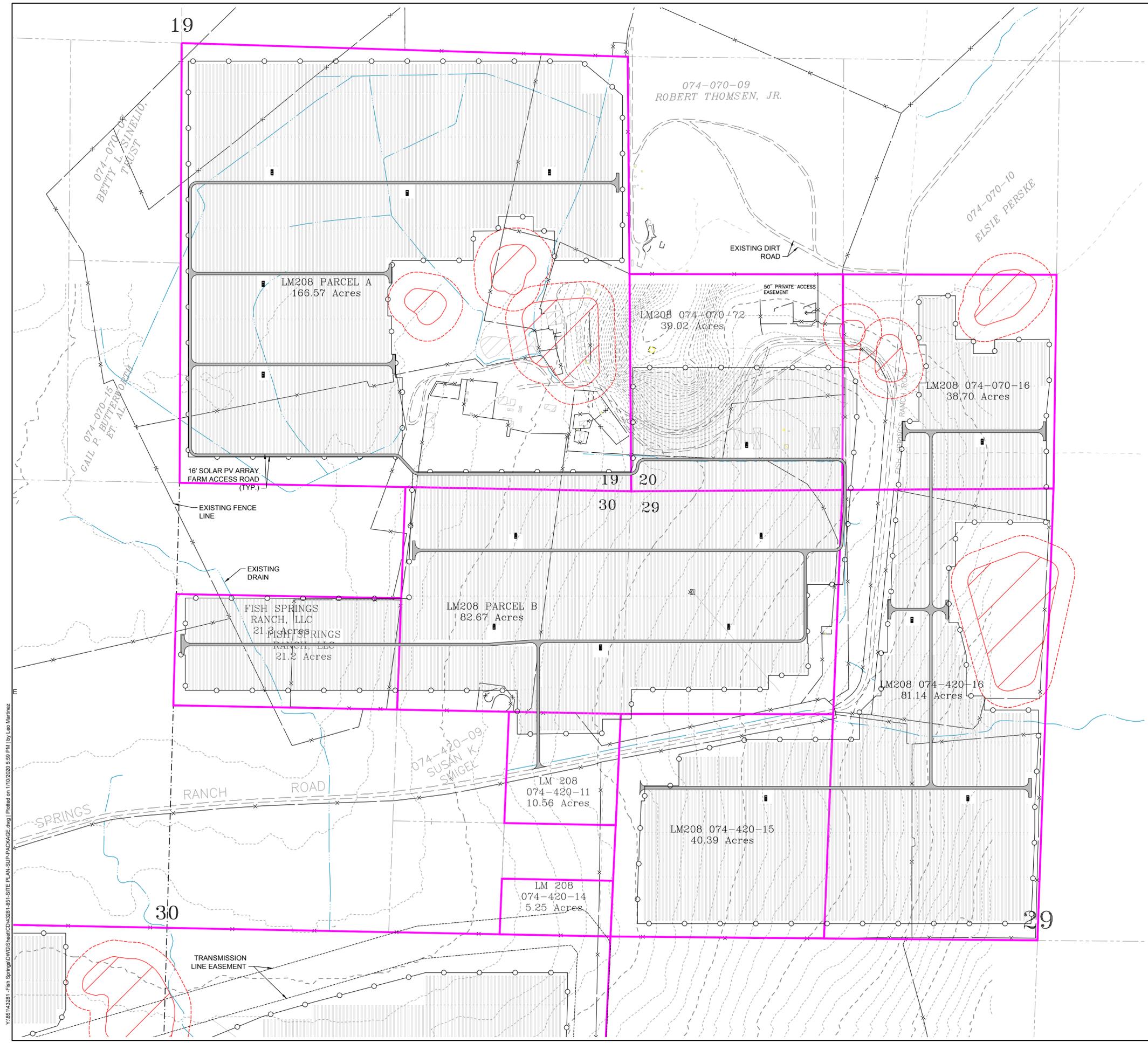
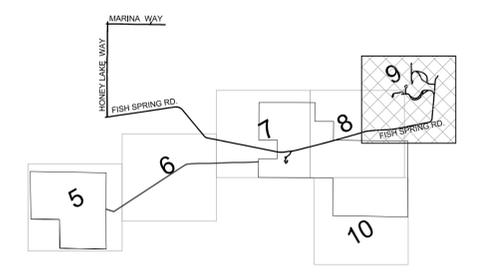
EXISTING LEGEND

- DO NOT DISTURB
- SETBACKS
- DIRT ROAD
- PROPERTY LINE
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- EASEMENT
- TEMPORARY CONSTRUCTION ROW
- GAS LINE BUFFER
- PROPOSED CONTOUR

KEY MAP



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| REVISIONS | |
|-----------|----------------|
| NO. | DESCRIPTION |
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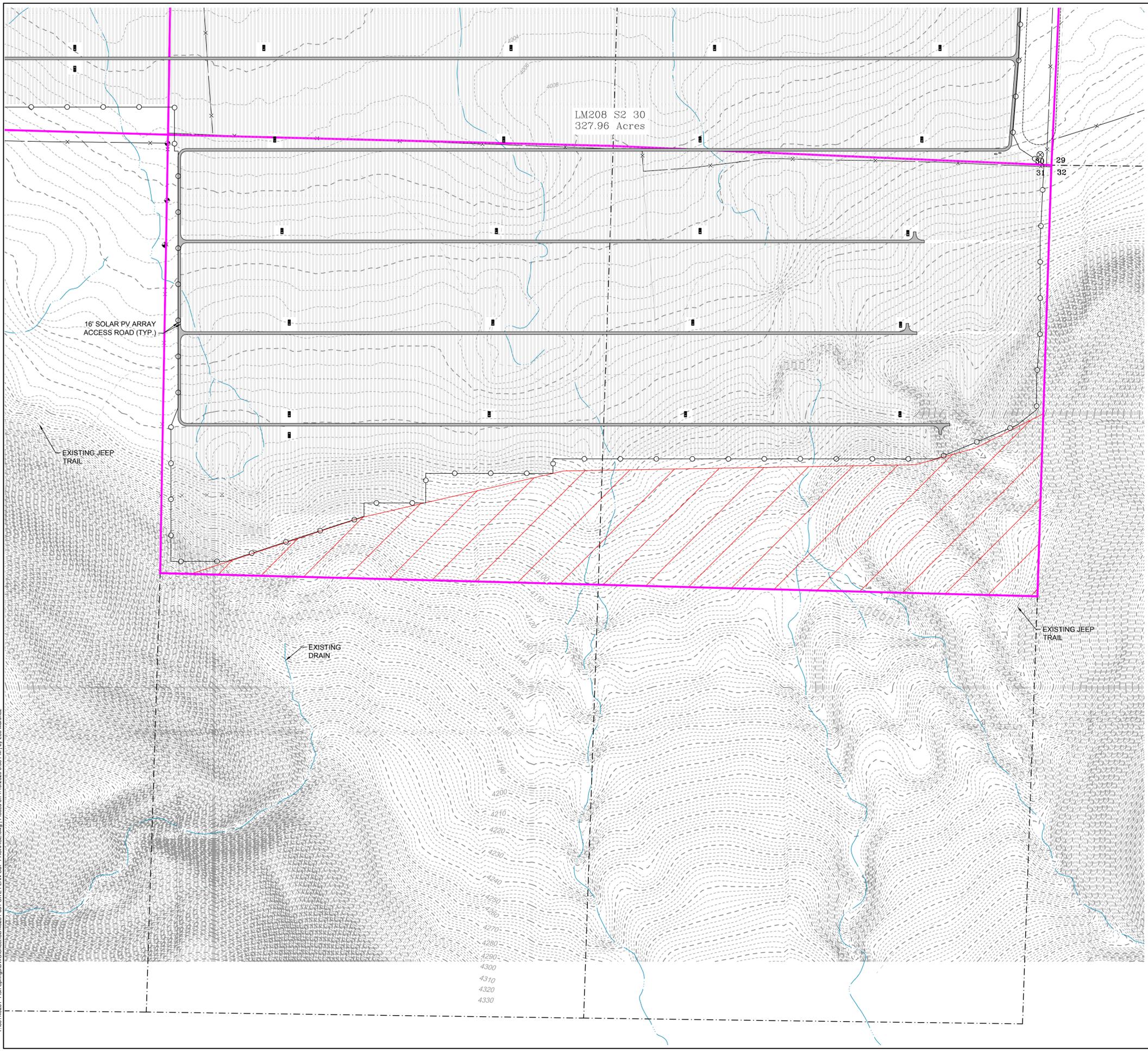
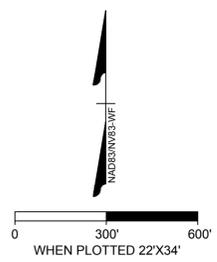
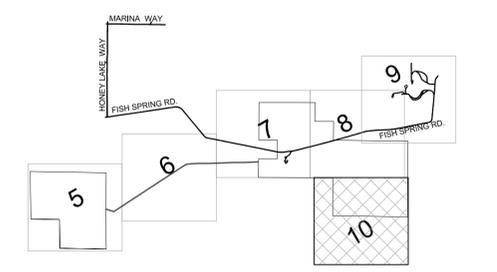
EXISTING LEGEND

| | |
|--|------------------------|
| | DO NOT DISTURB |
| | SETBACKS |
| | DIRT ROAD |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | SECTION LINE |
| | EASEMENT |
| | COUNTY DRAIN |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | JEEP TRAIL |
| | PIPE LINE |
| | FENCE |
| | WATER LINE |
| | OVERHEAD ELECTRIC LINE |
| | UTILITY POLE |
| | BENCHMARK |
| | SECTION NUMBER |

PROPOSED LEGEND

| | |
|--|----------------------------|
| | PROJECT BOUNDARY |
| | PERMANENT FENCE |
| | EQUIPMENT PAD |
| | TRACKER |
| | UG MV TRENCH |
| | GRAVEL ROAD |
| | EASEMENT |
| | TEMPORARY CONSTRUCTION ROW |
| | GAS LINE BUFFER |
| | PROPOSED CONTOUR |

KEY MAP



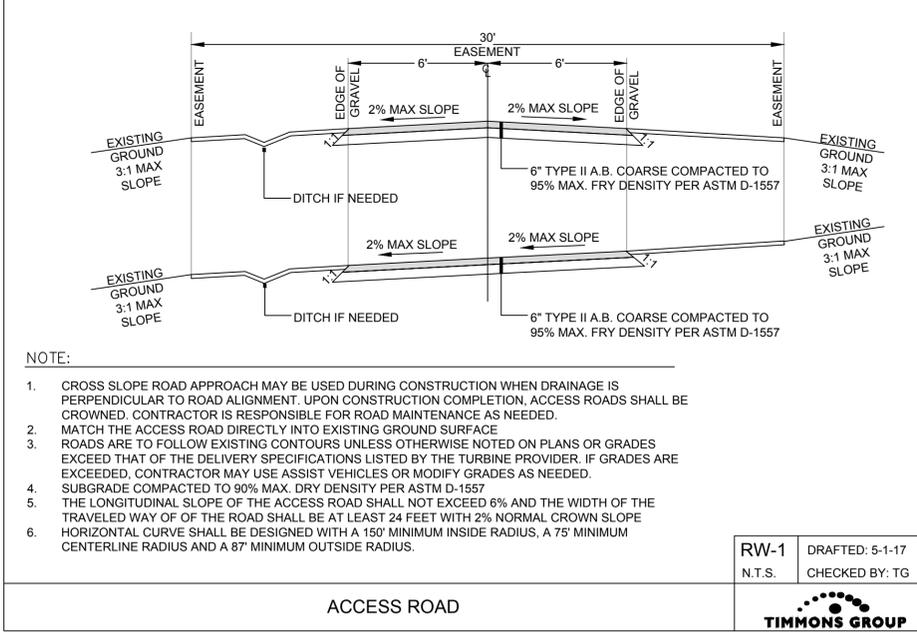
Y:\85143281 - Fish Springs\DWG\Sheet\CD\43281-861-SITE PLAN-SUP-PACKAGE.rvt Plotted on 1/10/2020 5:58 PM by Leo Martinez

GENERAL CONSTRUCTION NOTES:

- The contractor shall be responsible to furnish all material and labor to construct the facility as shown and described in the construction documents and in accordance with the appropriate approving authorities, specifications and requirements.
- All existing utilities shown are located according to the information available to the engineer at the time the drawings were prepared and have not been independently verified. Guarantee is not made that all existing underground utilities are shown or that the location of those shown are accurate. Finding the actual location of any existing utilities is the contractor's responsibility and shall be done before commencement of any work in the vicinity. Furthermore, the contractor shall be fully responsible for any and all damage due to the contractor's failure to exactly locate and preserve all utilities. The owner or engineer will assume no liability for any damage sustained or cost incurred because of the operations in the vicinity of existing utilities or structures, nor for temporary bracing and shoring of same. If it is necessary to shore, brace, swing or relocate a utility, the utility company or department affected shall be contacted by the contractor and their permission obtained regarding the method to use for such work.
- It is the contractor's responsibility to contact the various utility companies which may have buried or aerial utilities within or near the construction area before commencing work. The contractor shall provide 72 hours minimum notice to all utility companies prior to beginning construction. The contractor shall use all necessary safety precautions to avoid contact with overhead and underground power lines.
- Contractor is responsible for all construction field staking, testing and documentation, unless specified otherwise by the owner.
- All contractors must confine their activities to the work area. No encroachments onto developed or unleased areas will be allowed. Any damage resulting therefrom shall be contractor's responsibility to repair.
- These plans, prepared by Timmons Group, do not include designs or systems pertaining to the safety of the contractor or its employees, agents or representatives in the performance of the work. The engineer's seal hereon does not cover any such safety system of the contractor and the contractor shall be responsible for the design and implementation of all required safety procedures and programs.
- The contractor will be solely responsible for implementing an applicable traffic control plan per Nevada department of transportation (NDOT) standards and SWPP plan measures as required. Traffic control per NDOT and the manual of uniform traffic control devices (MUTCD). Contractor is responsible for adaptation and implementation to suit site specific situations.
- The contractor shall obtain and comply with terms of permits issued by each jurisdictional agency. Issuance of this plan does not equate approval from the applicable agencies.
- The contractor is responsible for removal of all construction debris. Burning and/or burying must be approved by the owner and landowner.
- Contractor to relocate all power lines, signs, mailboxes and other obstructions as required.
- Contractor shall locate stockpiles so they do not interfere with the drainage.
- Contractor to notify and obtain permission from the NDOT prior to construction in the respective row or easement area. Contractor shall follow NDOT specifications and details for all work within the DOT row.
- The contractor shall notify Nevada 811 at least 48 hours before excavation activities commence.
- Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.
- All grading associated with this special use permit shall comply with the standards within Washoe County Code Section 110.438.45, including, but not limited to maximum slope ratios of 3:1 and varying curvilinear slopes.

NEW ACCESS ROAD GRADING, MATERIALS AND COMPACTION:

- The private access roads have been design to accommodate light duty trucks for low volume use in normal operating conditions as well as heavy delivery vehicles throughout the construction period. The road design is not intended for all weather use of high volume, heavy construction loads. Periodic roadway maintenance is required such as grading and replacement of approved road base during and after construction including after heavy rain or excessive freeze-thaw cycles.
- Design access road structural sections are minimum thickness. The engineer of record should be contacted if adverse soil conditions are encountered and a thicker section may be required.
- The contractor shall field verify the horizontal and vertical locations of all existing utilities prior to start of construction and shall notify the construction manager and engineer of any conflicts discovered. Contractor is responsible for protecting existing utilities (shown or not shown) within scope of construction. If any existing utilities are damaged, the contractor shall repair or replace them at contractor's expense.
- All excavating is unclassified and shall include all materials encountered. Unusable excavated material and all waste resulting from site clearing and grubbing shall be disposed of off-site or by arrangement with the landowner at the contractor expense.
- No grading outside of the established row shall occur without the written permission of the property owner.
- All trees, brush, stumps and debris shall be removed by the contractor in the road construction area. The topsoil shall be removed from roadway and stockpiled for later use in the area that is to be re-vegetated.
- After removal of the topsoil, the roadway subgrade should be compacted and then smoothed and checked for pumping using a minimum 25-ton gross weight tandem axle vehicle. If areas "pump" or rut greater than 1.5 inches, soft area soils should be excavated and re-compacted or replaced with granular soils. Soft areas should be rechecked by proof-rolling and the process repeated as needed. Proof-rolling shall be performed in the presence of the geotechnical engineer or qualified technician.
- Fill soils should be placed in loose lifts not exceeding 12" with a maximum compacted thickness of 8". Fill material shall be compacted to a minimum of 95% of the maximum dry density and +/-3% of optimum moisture content as determined by ASTM D698.
- Fill should be compacted and proof-rolled as described in item 8.
- Care should be taken to ensure the exposed subgrade or fill soils do not dry out or become saturated prior to placement of additional fill or base material. If this occurs, the exposed fill soils or subgrade should be scarified, moisture adjusted, and re-compacted before placement of additional material.
- Subgrade preparation and compaction shall not be conducted when the ground is frozen. Frozen material shall not be placed for compaction. However, if temperatures are above freezing, and if the depth of the frozen ground does not exceed 6 inches then small sections (less than 500 feet in length) may be stripped to below the depth of the frozen ground and compacted immediately and unfrozen aggregate added and compacted according to plans before the next freeze.
- Approved base should be placed in loose lifts per the geotechnical report recommendations. Approved base shall be locally sourced flex base material meeting the requirements of NDOT item 704.03.05, Type 2 Class B Aggregate Base (see table 1).
- Approved road base should be proof-rolled with a minimum 25 ton gross weight tandem axle vehicle. If pumping or tugging more than 1-inch are observed, soft areas should be excavated and re-compacted or replaced and re-checked by proof-rolling.
- Sediment controlled construction entrance and exit shall be placed at all construction entrances.
- Approved road base shall be compacted per geotechnical engineer's recommendations to the maximum dry density and +/-2% of optimum moisture content as determined by ASTM D698, at a frequency of one test per lift per 2000 lineal feet, or minimum of 2 tests per lift per access road, whichever is greater.

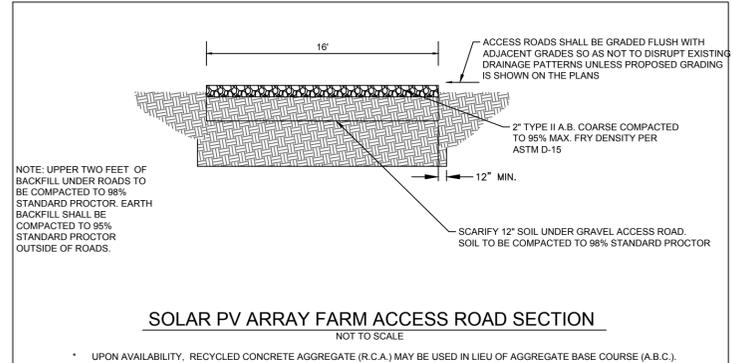


NOTE:

- CROSS SLOPE ROAD APPROACH MAY BE USED DURING CONSTRUCTION WHEN DRAINAGE IS PERPENDICULAR TO ROAD ALIGNMENT. UPON CONSTRUCTION COMPLETION, ACCESS ROADS SHALL BE CROWNED. CONTRACTOR IS RESPONSIBLE FOR ROAD MAINTENANCE AS NEEDED.
- MATCH THE ACCESS ROAD DIRECTLY INTO EXISTING GROUND SURFACE
- ROADS ARE TO FOLLOW EXISTING CONTOURS UNLESS OTHERWISE NOTED ON PLANS OR GRADES EXCEED THAT OF THE DELIVERY SPECIFICATIONS LISTED BY THE TURBINE PROVIDER. IF GRADES ARE EXCEEDED, CONTRACTOR MAY USE ASSIST VEHICLES OR MODIFY GRADES AS NEEDED.
- SUBGRADE COMPACTED TO 90% MAX. DRY DENSITY PER ASTM D-1557
- THE LONGITUDINAL SLOPE OF THE ACCESS ROAD SHALL NOT EXCEED 6% AND THE WIDTH OF THE TRAVELED WAY OF OF THE ROAD SHALL BE AT LEAST 24 FEET WITH 2% NORMAL CROWN SLOPE
- HORIZONTAL CURVE SHALL BE DESIGNED WITH A 150' MINIMUM INSIDE RADIUS, A 75' MINIMUM CENTERLINE RADIUS AND A 87' MINIMUM OUTSIDE RADIUS.

| | |
|--------|-----------------|
| RW-1 | DRAFTED: 5-1-17 |
| N.T.S. | CHECKED BY: TG |

TIMMONS GROUP



NOTE: UPPER TWO FEET OF BACKFILL UNDER ROADS TO BE COMPACTED TO 98% STANDARD PROCTOR. EARTH BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR OUTSIDE OF ROADS.

SOLAR PV ARRAY FARM ACCESS ROAD SECTION
NOT TO SCALE

* UPON AVAILABILITY, RECYCLED CONCRETE AGGREGATE (R.C.A.) MAY BE USED IN LIEU OF AGGREGATE BASE COURSE (A.B.C.).

TABLE 1: NDOT SPEC 704.03.05 TYPE 2 CLASS B

| SIEVE SIZE | PERCENT PASSING |
|------------|-----------------|
| 1" | (100) |
| 3/4" | (90-100) |
| NO.4. | (35-65) |
| NO.16. | (15-40) |
| NO.200. | (2-10) |

ATTERBERG LIMITS:
LIQUID LIMIT ≤ 35
PLASTICITY INDEX (PI) = 4

TIMMONS GROUP
YOUR VISION. ASHIEVED THROUGH OURS.
THIS DRAWING PREPARED AT THE
DALLAS, TEXAS OFFICE
7501 Lone Star Road, Suite 8250, Plano, TX 75024
TEL 469.810.0230 FAX 972.378.2856 www.timmons.com

CLIENT

Nextera ENERGY RESOURCES

FISH SPRINGS SOLAR ENERGY PRELIMINARY PV ARRAY PACKAGE
WASHOE COUNTY, NV

DATE: 01/10/2020
PROJECT NUMBER: 43281.002
PROJECT NAME: FISH SPRING SOLAR PRELIMINARY
DESIGNED BY / DRAWN BY: R. GONZALEZ / L. HERNANDEZ

NOT FOR CONSTRUCTION

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REVISIONS

| # | MM/DD/YY | DESCRIPTION |
|---|----------|----------------|
| 0 | 01/09/20 | ISSUED FOR BID |

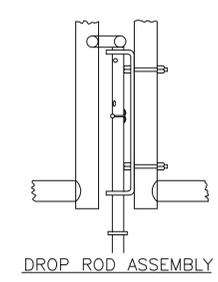
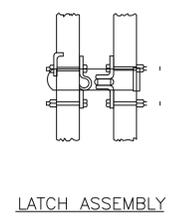
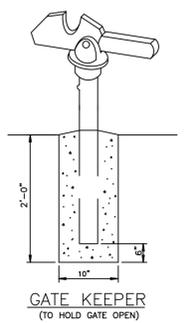
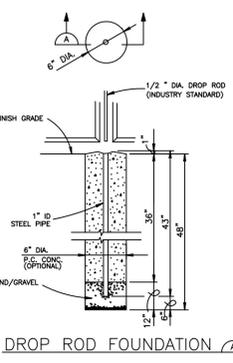
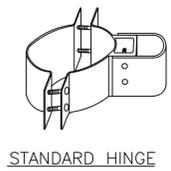
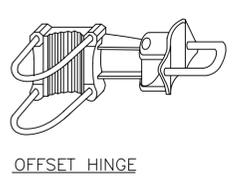
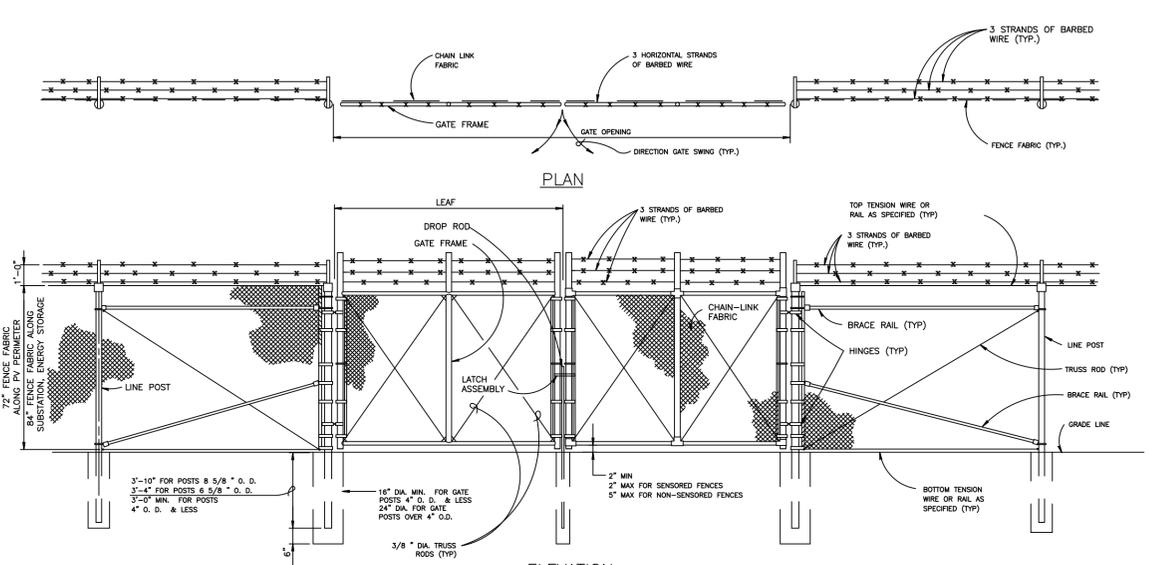
DRAWING DESCRIPTION

DETAILS

| | |
|-------|--------------|
| SCALE | SHEET NUMBER |
|-------|--------------|

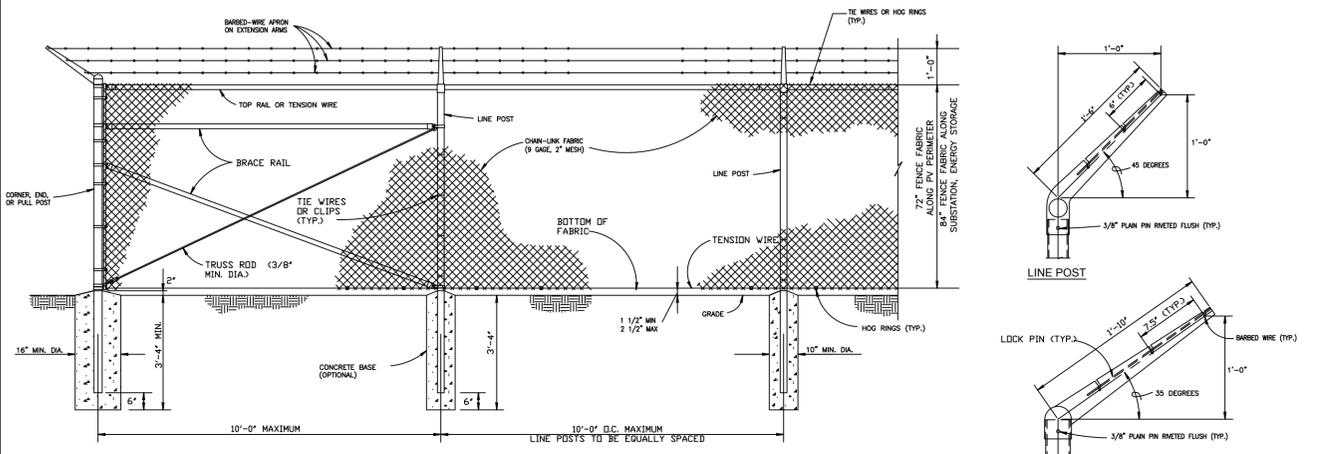
| REVISIONS | |
|-----------|----------------|
| NO. | DESCRIPTION |
| 01 | ISSUED FOR BID |
| | |
| | |
| | |
| | |

| GATE POST SCHEDULE | |
|---------------------------|-----------------------------|
| GATE LEAF WIDTH (NOMINAL) | OUTSIDE DIMENSION (NOMINAL) |
| 6' OR LESS | 2.875' O.D. |
| GREATER THAN 6' TO 12' | 2.42' O.D. |
| GREATER THAN 12' TO 18' | 6.625' O.D. |
| MORE THAN 18' | 8.625' O.D. |

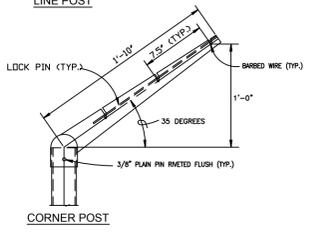
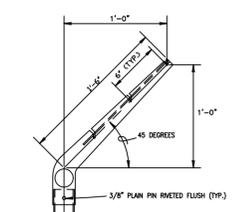


CHAIN-LINK FENCE GATE DETAIL N.T.S.

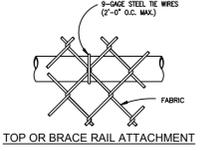
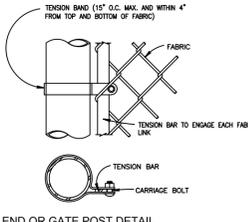
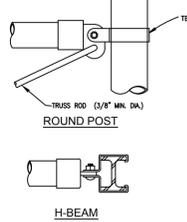
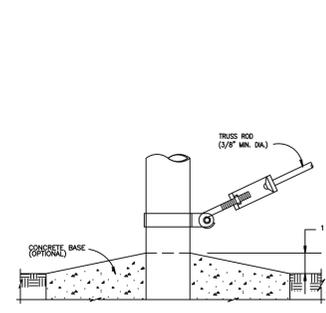
| USE AND SECTION | STEEL POST SCHEDULE | | |
|---------------------------|--------------------------------------|-------------------------|----------------------------|
| | MINIMUM OUTSIDE DIMENSIONS (NOMINAL) | FABRIC WIDTH 84" TO 96" | FABRIC WIDTH 108" AND OVER |
| CORNER, END & PULL POSTS | | | |
| TUBULAR - ROUND | 2.375" O.D. | 2.875" O.D. | 4.00" O.D. |
| TUBULAR - SQUARE | 2.00" SQ. | 2.50" SQ. | 3.00" SQ. |
| C-SECTION (ROLL-FORMED) | 3.50" X 3.50" | 3.50" X 3.50" | |
| LINE POSTS | | | |
| TUBULAR - ROUND | 1.90" O.D. | 2.375" O.D. | 2.875" O.D. |
| H-SECTION | 2.25" X 1.70" | 2.25" X 1.70" | 2.25" X 1.70" |
| C-SECTION (ROLL-FORMED) | 1.875" X 1.625" | 2.25" X 1.70" | |
| TOP, BOTTOM & BRACE RAILS | | | |
| TUBULAR - ROUND | | 1.66" O.D. | |
| TUBULAR - SQUARE | | 1.50" SQ. | |
| H-SECTION | | 1.625" X 1.150" | |
| C-SECTION (ROLL-FORMED) | | 1.625" X 1.25" | |



CHAIN-LINK SECURITY FENCE DETAIL NO SCALE



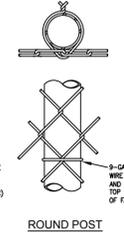
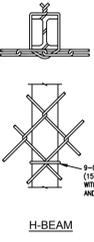
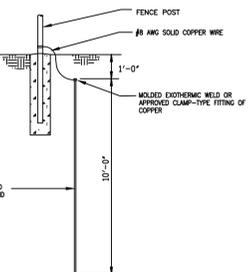
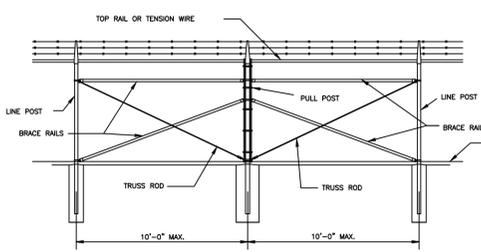
EXTENSION ARM DETAILS NO SCALE



BRACE RAIL CLAMP DETAILS

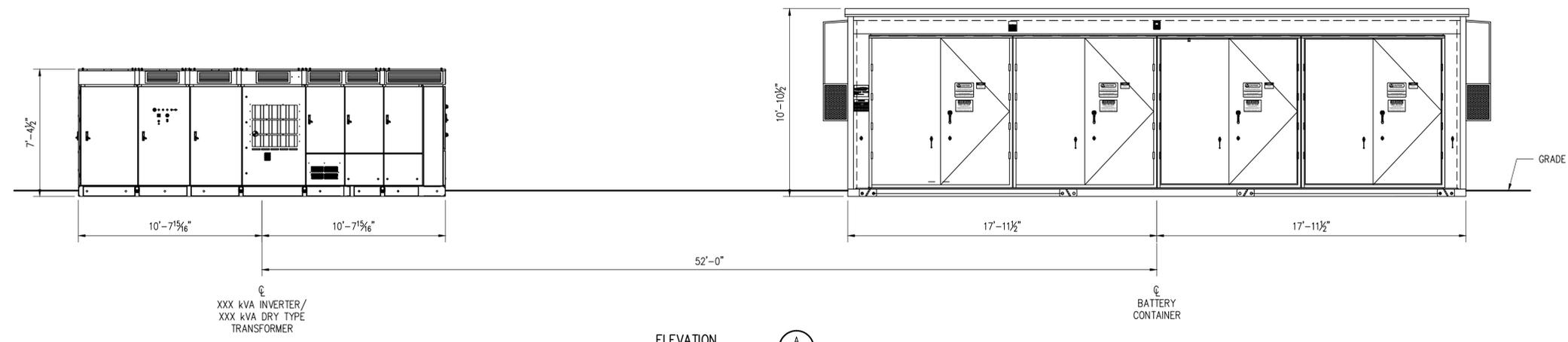
TENSION BAND DETAIL

FASTENING DETAILS NO SCALE

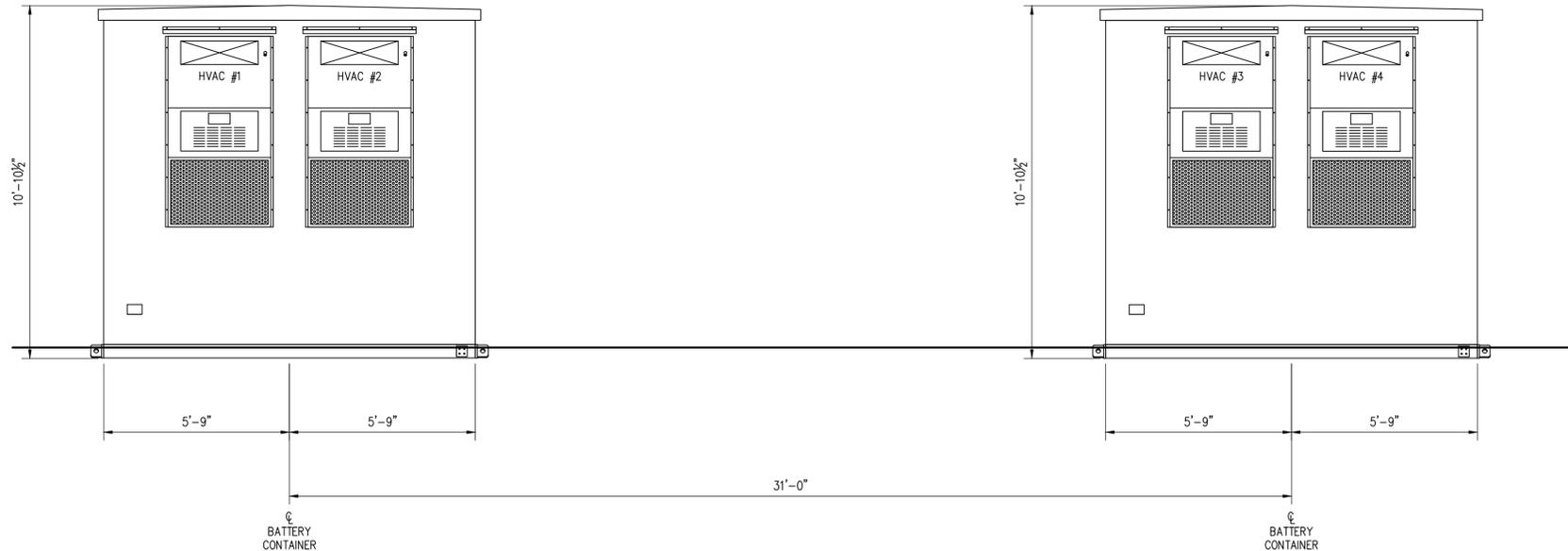


LINE POST ATTACHMENTS NO SCALE

CHAIN-LINK FENCE DETAIL N.T.S.



ELEVATION
SCALE: 1/4"=1'-0"
A
B003-1



ELEVATION
SCALE: 3/8"=1'-0"
B
B003-1

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- A6
B005-1 ← INDICATES DETAIL A6
← INDICATES DRAWING ON WHICH DETAIL APPEARS "FSH-D-B005-1"
- A
B003-1 ← INDICATES ELEVATION A
← INDICATES DRAWING ON WHICH ELEVATION APPEARS "FSH-D-B003-1"
- A104 ← MATERIAL ITEM ON BILL OF MATERIAL DWG
FSH-B-Z001
- EXP F S ← BUS SUPPORT FITTINGS: EXPANSION, FIXED, SLIP

- NOTES**
1. SEE DRAWING FSH-D-B001-1 FOR DRAWING LIST.
 2. SEE DRAWING FSH-D-B005-1 FOR BILL OF MATERIALS.

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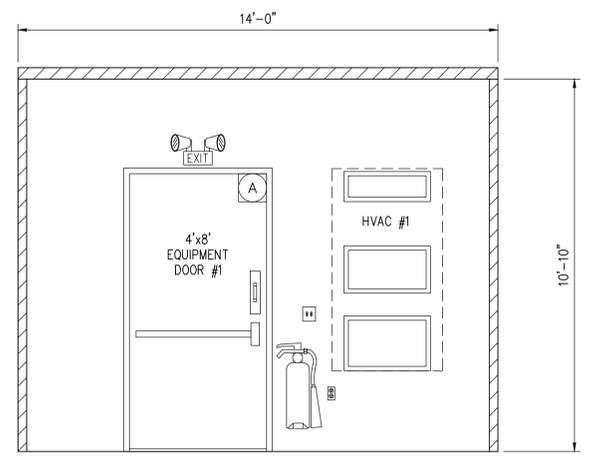


| | | | | |
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| NO | REVISION | DATE | BY | APR |
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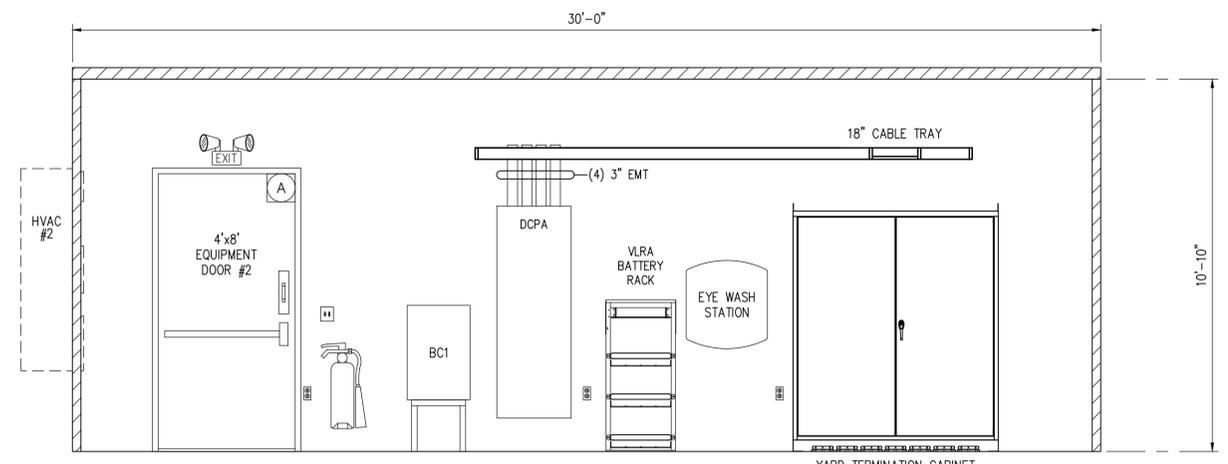


| ENGINEERING RECORD | | DATE |
|--------------------|----------|----------------|
| DRAWN | LUGO | 01/08/20 |
| DESIGNED | ORTEGA | 01/08/20 |
| CHECKED | | |
| APPROVED | | |
| DWG SCALE: | AS NOTED | PLT SCALE: 1:1 |

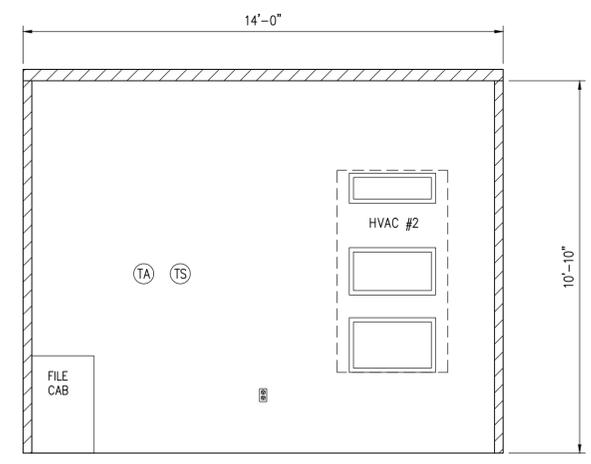
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|-----------------------------------|--------------|
| FISH SPRINGS SOLAR PROJECT | |
| 25 MW/100 MWH BESS YARD | |
| ELEVATIONS A & B | |
| DWG. NAME: | FSH-D-B004-1 |
| REVISION NO.: | A |



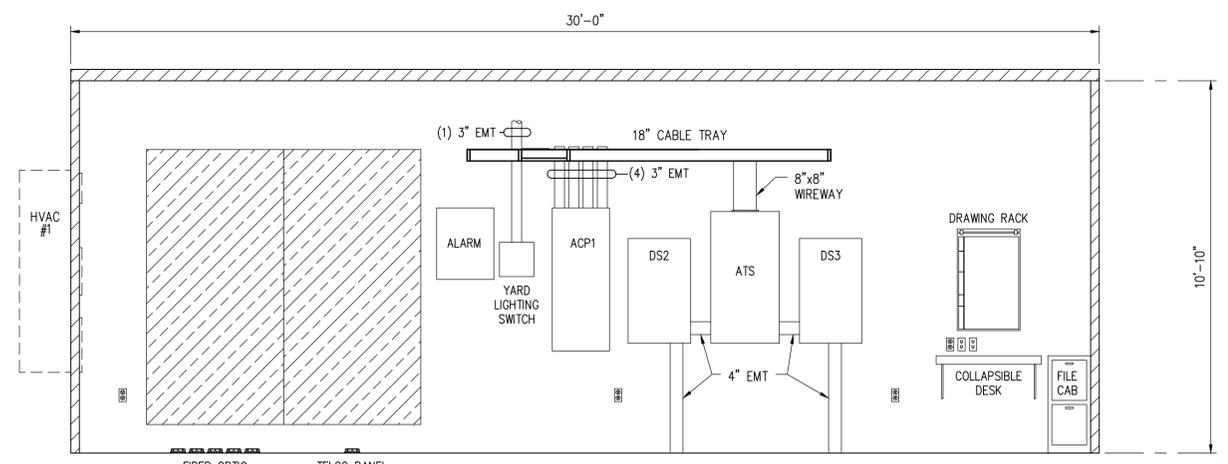
ELEVATION A
SCALE: 3/8"=1'-0"
P017-1



ELEVATION B
SCALE: 3/8"=1'-0"
P017-1



ELEVATION C
SCALE: 3/8"=1'-0"
P017-1



ELEVATION D
SCALE: 3/8"=1'-0"
P017-1

**PRELIMINARY
NOT FOR CONSTRUCTION**

| LEGEND | |
|--------|--|
| SYMBOL | DESCRIPTION |
| (TA) | ENCLOSURE TEMPERATURE HI/LO ALARM SWITCH |
| (TS) | THERMOSTAT |
| (A) | DOOR ALARM, MAGNETIC SWITCH, 130VDC ADEMCO #7939 |

FILE LOCATION: L:\FPL -- NEXTERA\NEXT-157 FISH SPRINGS\100 CADD\110 WORKING\111 PHYSICAL\FSH-D-P017-2.DWG LAST SAVED BY: mmspray 1/8/2020 2:42 PM PLOTTED BY: Michelle M. Spray 1/8/2020 2:42 PM Tab:FSH-D-P017-2

ECI ELECTRICAL CONSULTANTS, INC.
BILLINGS MONTANA

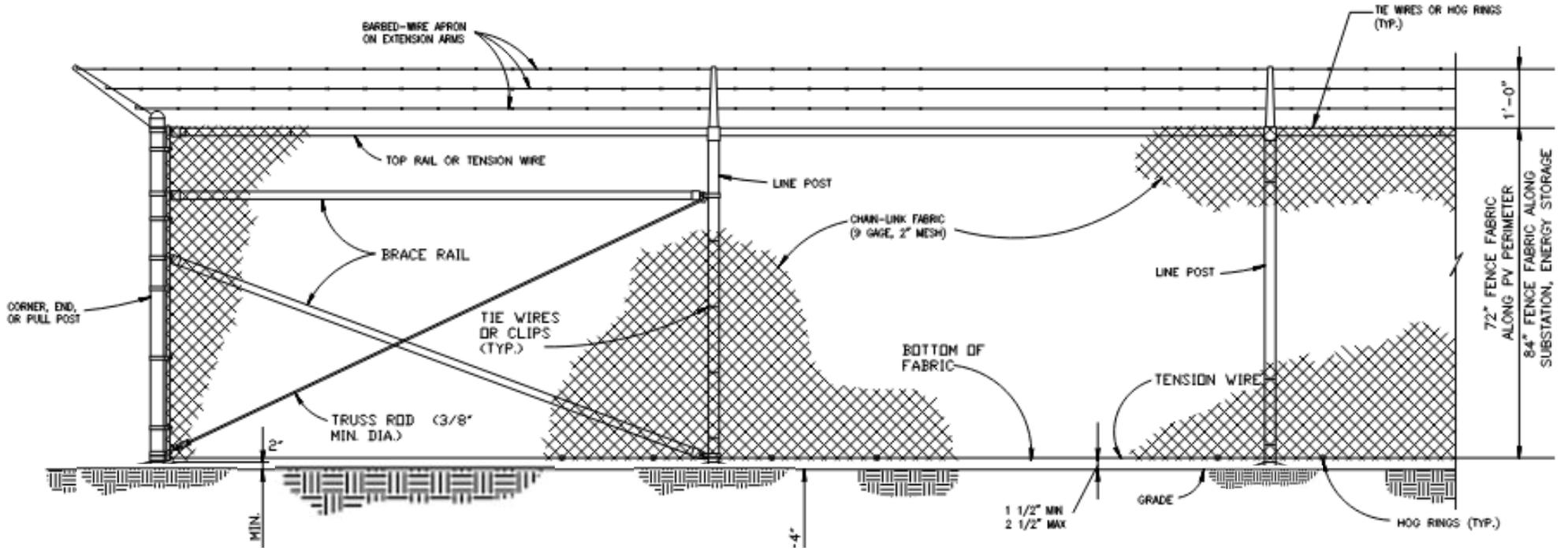
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| A | PRELIMINARY - NOT FOR CONSTRUCTION | 01/08/20 | GSO | VJK |

NEXTERA ENERGY
RESOURCES

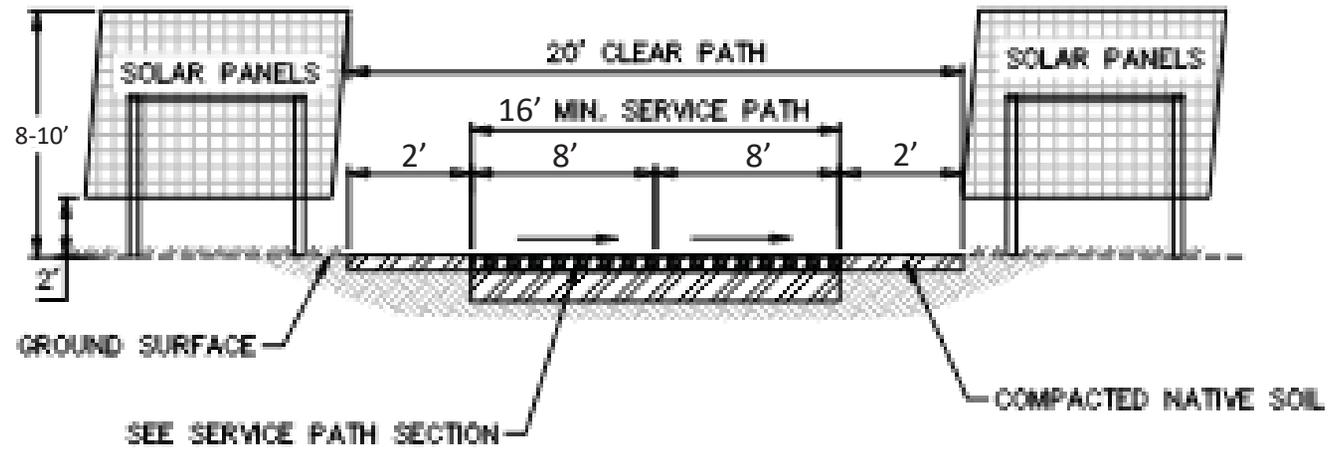
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|-----------------------|--------|----------------|
| DRAWN | LUCO | 12/18/19 |
| DESIGNED | ORTEGA | 12/18/19 |
| CHECKED | | |
| APPROVED | | |
| DWG SCALE: 3/8"=1'-0" | | PLT SCALE: 1:1 |

FISH SPRINGS SOLAR PROJECT
345-34.5 kV SUBSTATION
CONTROL ENCLOSURE - INTERIOR ELEVATIONS

DWG. NAME: FSH-D-P017-2 REVISION NO.: A



Fencing Elevation



PV Array Elevation